



MEETING NOTICE

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY
OF SNOHOMISH COUNTY**

**DATE: Tuesday, April 15, 2025
TIME: 12:00 PM
LOCATION: HASCO Main Office
12711 4th Ave W
Everett, WA 98204**

AGENDA

- A. PUBLIC COMMENT**
- B. ROLL CALL**

CONSENT ITEMS

- C. APPROVE** Agenda for the April 15, 2025 Regular Meeting.....**1**
- D. ACTION** on Minutes of the March 18, 2025 Regular Meeting.....**3**
- E. Resolution No. 2541** Authorizing Payment of March 2025 Expenditures**7**

ACTION ITEMS

- F. Resolution No. 2542** Authorizing Request to Amend Public Housing Conversion Plan **15**
- G. Resolution No. 2543** Authorizing the Chief Executive Officer to Execute a Local Housing Assistance Voucher Pilot Program for 17 HASCO-Selected Participants Currently Being Served on HASCO's Housing Choice Voucher Program **16**
- H. Resolution No. 2544** Authorizing Revised Utility Allowance Rates for the Section 8 Housing Choice Voucher Program **19**

INFORMATION ITEMS

- I. Legal Counsel Report**

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- J.** Commissioners' Report
- K.** Chief Executive Officer Report

ADJOURNMENT

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The Regular Meeting of the Board of Commissioners was convened at 12:02 pm on Tuesday, March 18, 2025 at the Housing Authority of Snohomish County.

Present: Commissioner Alonzo
Commissioner Distelhorst
Commissioner Metzger-Utt
Commissioner Wallace
Commissioner Weikel

Staff: Laurie Olson, Chief Executive Officer
David Allard, Chief Financial Officer

Pam Frost, Director of Finance
Sarah Max, Director of Internal Legal Affairs
Victor Caesar, Director of Development
Liz Dewey, HR & Administrative Services Manager
Jenn Lehmann, Executive Assistant

PUBLIC COMMENT

The Board opened the floor for comments from the public. No one from the public attended the meeting to comment.

CONSENT ITEMS

Commissioner Alonzo moved for approval of consent items. Commissioner Weikel seconded and the motion passed unanimously to adopt the following:

Item C. APPROVE Agenda for the March 18, 2025 Regular Meeting

Item D. ACTION on Minutes of the February 18, 2025 Regular Meeting

Item E. Resolution No. 2539 Authorizing Payment of February 2025 Expenditures

ACTION ITEMS

Item F. Resolution No. 2540 Adopting the 2025-2026 Five-Year Public Housing Agency Plan

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This resolution approved the adoption of the 2025-2026 Five-Year Public Housing Agency Plan and directs staff to submit the Plan to the Department of Housing and Urban Development (HUD) by the required due date.

Commissioner Alonzo moved to approve the resolution. Commissioner Weikel seconded and the motion was unanimously approved.

INFORMATION ITEMS

Item G. – Legal Counsel Report

Faith Pettis advised that her team continues working with the Development team on a housing project. The litigators from Pacifica are working on wrapping up cases involving tenant issues.

Item H. – Commissioners’ Report

Commissioner Alonzo mentioned attending the National Alliance to End Homelessness conference and met with Jodie Halsne, Director of Tenant Based Assistance, at the conference. They share committee work and worked together to represent HASCO, Cocoon House, and their shared committee while there.

Commissioner Alonzo also updated the Board regarding interviews for two new Commissioners along with Commissioner Metzger-Utt and Laurie Olson. They completed four interviews and have two candidates to recommend to Snohomish County for next steps.

Item I. – Chief Executive Officer Report

Laurie Olson advised that she went to the NAHRO conference and will be attending the CLPHA conference, both in Washington, D.C. Laurie met with many on Capitol Hill, including Senator Cantwell, and met with Senator Murray’s staff. In addition, she met with Representative DelBene’s staff, Representative Schrier’s staff, and met directly with Representatives Larsen, Jayapal, Smith, and Strickland.

Housing Hope has approached HASCO regarding a partnership on a transit-oriented development project

Victor Caesar, Director of Development, provided an update on the 200th Street project in Lynnwood. He has advised that his team is working on finalizing the layouts and final site plan.

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His team met with the design team and plan to wrap up by the end of March to stay on track to close by the end of the year.

Victor also advised that he met with Pacifica and LIHTC counsel to ensure both teams remain in touch regarding issues as they come up so they can be addressed. Next month there will be a resolution to update the original Public Housing disposition plan to assist with upcoming projects.

A request for qualifications was submitted for the Marysville parcel and Inland Group was selected to build 120-130 units on the site. The team hopes to close next year and start construction the following year.

As April is funding season, Victor's team is applying for grants for the 200th Street property and Marysville property. In addition, the team is looking at acquisitions in south Snohomish County.

Laurie provided the Chief Executive Officer report. She advised that she was invited to meet with the Assistant Secretary of HUD. In addition, Mary Swenson requested that she and Laurie meet for lunch to further discuss various projects and plan the joint Board meeting between the HASCO and EHA Boards. A couple of EHA Commissioners are involved in legislative conversations in Olympia so will need to wait for them to wrap up before scheduling the meeting. Laurie requested agenda items from HASCO Commissioners for the upcoming joint meeting.

Laurie also advised that the HASCO team is engaging in a strategic planning process. Chris Collier, AHA Program Manager, will do a series of webinars that will help lead us into the next three to five years. Also, she is hoping to plan a Board retreat in June for half a day.

Lastly, Laurie led a general discussion regarding the Housing Choice Voucher program and potential shortfall for HASCO.

ADJOURNMENT

Commissioner Distelhorst moved to adjourn the meeting, and the meeting was adjourned at 12:49 pm.

Luke Distelhorst, Chairperson

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ATTEST

Secretary

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**RESOLUTION NO. 2541
AUTHORIZING PAYMENT OF MARCH 2025 EXPENDITURES**

WHEREAS, the Chief Executive Officer has reviewed and approved HASCO expenditures for the month ending March 31, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY that

Payment authorization is approved for March 2025 expenditures as attached.

DATED, this 15th day of April, 2025.

The Chairperson thereupon declared said motion carried and said Resolution adopted.

Luke Distelhorst, Chairperson

SEAL

ATTEST:

Secretary

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Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: March 2025

***I have reviewed the attached expenditures listing totaling
\$10,080,983.62 and have indicated any changes to be made.
I hereby approve payment of the expenditures.***

Laurie Olson - Chief Executive Officer

Prepared by: DeAnna Copper

AFFORDABLE HOUSING PAYABLE LOG

Property Name	Date	Amount	Description	Date wired
Autumn Chase	03/03/25	\$17,017.40	3/3/2025 Payables	03/06/25
Autumn Chase	03/10/25	\$7,665.69	3/10/25 Payables	03/13/25
Autumn Chase	03/12/25	\$8,705.39	3/14/25 Payroll	03/13/25
Autumn Chase	03/17/25	\$34,007.12	3/17/25 Payables	03/20/25
Autumn Chase	03/24/25	\$2,540.51	3/24/25 Payables	03/27/25
Autumn Chase	03/26/25	\$7,902.78	3/28/25 Payroll	03/27/25
Autumn Chase Total		\$77,838.89		
Bristol Square	03/03/25	\$51,569.94	3/3/2025 Payables	03/06/25
Bristol Square	03/10/25	\$20,965.14	3/10/25 Payables	03/13/25
Bristol Square	3/12/2025	\$6,269.03	3/14/25 Payroll	03/13/25
Bristol Square	03/17/25	\$3,771.77	3/17/25 Payables	03/20/25
Bristol Square	03/24/25	\$27,194.71	3/24/25 Payables	03/27/25
Bristol Square	03/26/25	\$6,964.31	3/28/25 Payroll	03/27/25
Bristol Square Total		\$116,734.90		
Carvel	03/03/25	\$25,155.89	3/3/2025 Payables	03/06/25
Carvel	03/10/25	\$39,564.68	3/10/25 Payables	03/13/25
Carvel	03/12/25	\$16,601.61	3/14/25 Payroll	03/13/25
Carvel	03/17/25	\$47,463.06	3/17/25 Payables	03/20/25
Carvel	03/24/25	\$25,066.99	3/24/25 Payables	03/27/25
Carvel	03/26/25	\$17,818.06	3/28/25 Payroll	03/27/25
Carvel Total		\$171,670.29		
Ebey Arms	03/03/25	\$3,809.39	3/3/2025 Payables	03/06/25
Ebey Arms	03/10/25	\$17,513.76	3/10/25 Payables	03/13/25
Ebey Arms	03/12/25	\$4,163.28	3/14/25 Payroll	03/13/25
Ebey Arms	03/17/25	\$2,038.26	3/17/25 Payables	03/20/25
Ebey Arms	03/24/25	\$31,967.09	3/24/25 Payables	03/27/25
Ebey Arms	03/26/25	\$4,189.23	3/28/25 Payroll	03/27/25
Ebey Arms Total		\$63,681.01		
Edmonds Highlands	03/03/25	\$29,237.35	3/3/2025 Payables	03/06/25
Edmonds Highlands	03/10/25	\$13,933.02	3/10/25 Payables	03/13/25
Edmonds Highlands	03/12/25	\$6,781.27	3/14/25 Payroll	03/13/25
Edmonds Highlands	03/17/25	\$8,653.73	3/17/25 Payables	03/20/25
Edmonds Highlands	03/24/25	\$14,912.70	3/24/25 Payables	03/27/25
Edmonds Highlands	03/26/25	\$7,348.48	3/28/25 Payroll	03/27/25
Edmonds Highlands Total		\$80,866.55		
Madison Park	03/03/25	\$12,657.45	3/3/2025 Payables	03/06/25
Madison Park	03/10/25	\$14,984.44	3/10/25 Payables	03/13/25
Madison Park	03/12/25	\$10,863.30	3/14/25 Payroll	03/13/25
Madison Park	03/17/25	\$35,350.87	3/17/25 Payables	03/20/25
Madison Park	03/24/25	\$3,812.81	3/24/25 Payables	03/27/25
Madison Park	03/26/25	\$10,867.38	3/28/25 Payroll	03/27/25
Madison Park Total		\$88,536.25		
Millwood Estates	03/03/25	\$14,271.82	3/3/2025 Payables	03/06/25
Millwood Estates	03/10/25	\$47,670.49	3/10/25 Payables	03/13/25
Millwood Estates	03/12/25	\$17,961.40	3/14/25 Payroll	03/13/25
Millwood Estates	03/17/25	\$36,524.78	3/17/25 Payables	03/20/25
Millwood Estates	03/24/25	\$9,682.61	3/24/25 Payables	03/27/25
Millwood Estates	03/26/25	\$19,477.61	3/28/25 Payroll	03/27/25
Millwood Estates Total		\$145,588.71		
Olympic View	3/3/2025	\$868.70	3/3/2025 Payables	3/6/2025
Olympic View	03/10/25	\$8,824.52	3/10/25 Payables	03/13/25
Olympic View	03/12/25	\$2,159.81	3/14/25 Payroll	03/13/25
Olympic View	03/17/25	\$2,264.85	3/17/25 Payables	03/20/25
Olympic View	03/24/25	\$942.24	3/24/25 Payables	03/27/25
Olympic View	03/26/25	\$3,833.07	3/28/25 Payroll	03/27/25
Olympic View Total		\$18,893.19		
Raintree Village	03/03/25	\$1,938.28	3/3/2025 Payables	03/06/25

Property Name	Date	Amount	Description	Date wired
Raintree Village	03/10/25	\$11,334.78	3/10/25 Payables	03/13/25
Raintree Village	3/12/2025	\$7,422.47	3/14/25 Payroll	3/13/2025
Raintree Village	03/17/25	\$2,086.75	3/17/25 Payables	03/20/25
Raintree Village	03/24/25	\$4,006.36	3/24/25 Payables	03/27/25
Raintree Village	03/26/25	\$5,001.85	3/28/25 Payroll	03/27/25
Raintree Village Total		\$31,790.49		
Sound View	03/03/25	\$7,486.91	3/3/2025 Payables	03/06/25
Sound View	03/10/25	\$7,012.84	3/10/25 Payables	03/13/25
Sound View	03/12/25	\$2,154.33	3/14/25 Payroll	03/13/25
Sound View	03/17/25	\$657.90	3/17/25 Payables	03/20/25
Sound View	03/24/25	\$9,516.70	3/24/25 Payables	03/27/25
Sound View	03/26/25	\$3,803.55	3/28/25 Payroll	03/27/25
Sound View Total		\$30,632.23		
Valley Commons	3/3/2025	\$4,135.08	3/3/2025 Payables	3/6/2025
Valley Commons	03/10/25	\$3,450.71	3/10/25 Payables	03/13/25
Valley Commons	03/12/25	\$2,931.61	3/14/25 Payroll	03/13/25
Valley Commons	3/17/2025	\$1,132.31	3/17/25 Payables	3/20/2025
Valley Commons	03/24/25	\$78.29	3/24/25 Payables	03/27/25
Valley Commons	03/26/25	\$1,778.10	3/28/25 Payroll	03/27/25
Valley Commons Total		\$13,506.10		
Westend II	03/03/25	\$3,548.33	3/3/2025 Payables	03/06/25
Westend II	03/10/25	\$1,472.09	3/10/25 Payables	03/13/25
Westend II	03/12/25	\$2,021.04	3/14/25 Payroll	03/13/25
Westend II	03/17/25	\$1,589.52	3/17/25 Payables	03/20/25
Westend II	03/24/25	\$1,091.24	3/24/25 Payables	03/27/25
Westend II	03/26/25	\$1,439.67	3/28/25 Payroll	03/27/25
Westend II Total		\$11,161.89		
Grand Total		\$850,900.50		

ItemDate	PayeeName	CheckNumber	ItemAmount
3/3/2025	Colliers		(49,502.87)
3/3/2025	Banner Bank		(4,643.31)
3/3/2025	Beneficial State Bank		(34,379.96)
3/3/2025	Berkadia		(45,456.83)
3/3/2025	Beneficial State Bank		(22,224.57)
3/3/2025	Banner Bank		(19,971.57)
3/4/2025	PUD No. 1 of Snohomish County		(42.00)
3/5/2025	KeyBank National Association		(80,241.36)
3/6/2025	ppe 01Mar25 pd 07Mar25		(248,031.71)
3/6/2025	ppe 01Mar25 pd 07Mar25		(92,707.60)
3/7/2025	Alliance Technologies LLC	727645	(5,650.00)
3/7/2025	Angela Seay		(124.46)
3/7/2025	Brimstone Fire Safety Mgmt LLC	727646	(350.00)
3/7/2025	Cintas Corporation No 2	727647	(161.87)
3/7/2025	City of Edmonds	727648	(1,145.72)
3/7/2025	City of Lynnwood	727649	(12,061.82)
3/7/2025	City of Marysville	727650	(3,581.90)
3/7/2025	Comcast Cable Communications Inc	727651	(173.02)
3/7/2025	Department of Retirement Systems		(59,655.06)
3/7/2025	Economic Alliance Snohomish County	727652	(1,100.00)
3/7/2025	Environmental Works	727653	(760.50)
3/7/2025	Erika Joy Santos		(32.13)
3/7/2025	Falkin Associates Inc	727654	(12,500.00)
3/7/2025	HD Supply Facilities Maintenance LTD	727655	(2,697.80)
3/7/2025	Joshua K McStott	727656	(5,055.00)
3/7/2025	Kendall Dealership Holdings LLC	727657	(250.80)
3/7/2025	Liz Dickson	727658	(23,650.00)
3/7/2025	Mission Square Retirement		(1,258.70)
3/7/2025	National Center for Housing Management Inc	727659	(125.00)
3/7/2025	New Life Flooring Inc	727660	(7,013.10)
3/7/2025	NorthStar CG LP	727661	(432,759.39)
3/7/2025	PUD No 1 of Snohomish County	727662	(9,140.67)
3/7/2025	Rentokil North America Inc	727663	(84.00)
3/7/2025	Snohomish County Treasurer	727664	(21,469.64)
3/7/2025	State Auditors Office	727665	(41,919.26)
3/7/2025	Stephanie Page		(82.81)
3/7/2025	Tree People Inc	727666	(38,961.80)
3/7/2025	Troy Delaney		(85.00)
3/7/2025	USDA		(4,167.51)
3/7/2025	Wex Bank		(4,578.02)
3/10/2025	JP Morgan Chase		(55,397.45)
3/13/2025	Callie Graff	727702	(150.00)
3/14/2025	AAA of Everett Fire Extinguisher Co Inc	727667	(87.75)
3/14/2025	Angela Seay		(44.98)
3/14/2025	Anixter Inc	727668	(470.16)
3/14/2025	Archbright Inc		(10,768.50)
3/14/2025	Association of Washington Housing Authorities	727669	(6,000.00)
3/14/2025	Bay Alarm Company	727670	(117.00)
3/14/2025	Bickford Motors Inc	727671	(5,706.25)
3/14/2025	Bobby Simpson		(438.69)
3/14/2025	CBS Reporting Inc	727672	(293.50)
3/14/2025	Cellco Partnership	727673	(1,931.25)
3/14/2025	Christopher Bogdan		(1,873.42)

ItemDate	PayeeName	CheckNumber	ItemAmount
3/14/2025	Cintas Corporation No 2	727674	(1,398.46)
3/14/2025	City of Lynnwood	727675	(5,815.97)
3/14/2025	Clearview Glass Company Inc	727676	(3,100.00)
3/14/2025	Comcast Cable Communications Inc	727677	(1,059.24)
3/14/2025	Debbie Krick		(55.95)
3/14/2025	ELTEC Systems LLC	727678	(224.02)
3/14/2025	Goldfinch Brothers Inc	727679	(273.44)
3/14/2025	Granite Telecommunications LLC	727680	(1,206.59)
3/14/2025	Harrison Irwin		(178.59)
3/14/2025	HD Supply Facilities Maintenance LTD	727681	(2,345.13)
3/14/2025	Jades Jet City Carpet Cleaning Inc	727682	(405.80)
3/14/2025	Jodie Halsne		(1,916.74)
3/14/2025	Leigh Ann Coleman		(126.00)
3/14/2025	Lineage Tree Care LLC	727683	(3,250.00)
3/14/2025	Online Information Services	727684	(484.65)
3/14/2025	Paradise Valley Landscaping Company Inc	727685	(900.00)
3/14/2025	Petty Cash	727686	(78.83)
3/14/2025	Pitney Bowes Inc	727687	(132.79)
3/14/2025	PUD No 1 of Snohomish County	727688	(1,839.09)
3/14/2025	Puget Sound Energy	727689	(255.71)
3/14/2025	Refinishing Solutions LLC	727690	(740.00)
3/14/2025	Rentokil North America Inc	727691	(489.42)
3/14/2025	Samantha Skala		(104.86)
3/14/2025	Serjay Shevchuk		(74.32)
3/14/2025	Silver Lake Water & Sewer District	727692	(6,167.75)
3/14/2025	Siskun Power Equipment Inc	727693	(299.97)
3/14/2025	Snohomish County Treasurer	727694	(48,876.46)
3/14/2025	Sound Security Inc	727695	(488.41)
3/14/2025	Team Car Care LLC	727696	(214.99)
3/14/2025	ToniMarie Eloise England		(2,000.00)
3/14/2025	Washington State Health Care Authority	727697	(162,459.03)
3/14/2025	Waste Management - Northwest	727698	(18,907.84)
3/14/2025	West Publishing Corporation	727699	(521.87)
3/14/2025	Williams Investments II LLC	727700	(820.77)
3/14/2025	YWCA	727701	(526.00)
3/18/2025	Barry William Beals	727703	(615.00)
3/18/2025	Cuc Ho	727704	(150.00)
3/18/2025	Tracey Ann Knight	727705	(300.00)
3/20/2025	ppe 15Mar25 pd 21Mar25		(247,293.96)
3/20/2025	ppe 15Mar25 pd 21Mar25		(93,409.60)
3/21/2025	5 Star Services Inc		(2,750.00)
3/21/2025	AAA of Everett Fire Extinguisher Co Inc	727706	(621.15)
3/21/2025	ADP Inc		(3,086.25)
3/21/2025	Affordable Renovations Inc	727707	(23,900.00)
3/21/2025	All Things HR LLC	727708	(575.00)
3/21/2025	Amazon Com Sales Inc	727709	(9,426.90)
3/21/2025	Anderson Hunter Law Firm PS	727710	(192.50)
3/21/2025	Anixter Inc	727711	(817.30)
3/21/2025	Carahsoft Technology Corporation	727712	(14.99)
3/21/2025	Christine Kane		(33.30)
3/21/2025	City of Arlington	727713	(5,638.99)
3/21/2025	City of Marysville	727714	(493.52)
3/21/2025	City of Snohomish	727715	(2,204.20)

ItemDate	PayeeName	CheckNumber	ItemAmount
3/21/2025	ClearCompany Inc		(135.00)
3/21/2025	Comcast Cable Communications Inc	727716	(1,288.51)
3/21/2025	Dalco Inc	727717	(189.69)
3/21/2025	Department of Retirement Systems		(60,445.72)
3/21/2025	Dunn Lumber Company Inc	727718	(293.64)
3/21/2025	First American Title Insurance Company	727719	(450.00)
3/21/2025	Gerald R Christin Jr		(1,200.00)
3/21/2025	HD Supply Facilities Maintenance LTD	727720	(10,347.05)
3/21/2025	JMC Cabinets & Interiors Inc.	727721	(12,621.20)
3/21/2025	Jodie Halsne		(2,436.00)
3/21/2025	Judd & Black	727722	(2,027.90)
3/21/2025	Lake Stevens Sewer District	727723	(10,098.00)
3/21/2025	Language Line Services Inc	727724	(274.10)
3/21/2025	Mark Papritz		(215.88)
3/21/2025	Mission Square Retirement		(1,258.70)
3/21/2025	New Life Flooring Inc	727725	(7,263.52)
3/21/2025	Northwest Computer Support Inc		(279.00)
3/21/2025	Pacifica Law Group LLP	727726	(31,207.16)
3/21/2025	Paradise Valley Landscaping Company Inc	727727	(5,150.00)
3/21/2025	Pitney Bowes Inc	727728	(709.63)
3/21/2025	PUD No 1 of Snohomish County	727729	(5,516.16)
3/21/2025	Puget Sound Energy	727730	(387.63)
3/21/2025	Refinishing Solutions LLC	727731	(2,280.00)
3/21/2025	Rentokil North America Inc	727732	(250.88)
3/21/2025	Republic Services Inc	727733	(1,989.64)
3/21/2025	State of Washington		(5,093.75)
3/21/2025	Steel Bison Security LLC	727734	(2,142.00)
3/21/2025	Technology Unlimited Inc	727735	(1,400.00)
3/21/2025	U S Bank	727736	(38.00)
3/21/2025	Wave Broadband	727737	(1,069.38)
3/21/2025	Woodburn Company		(745.79)
3/27/2025	Department of Licensing		(165.00)
3/27/2025	Department of Licensing		(150.00)
3/27/2025	Department of Licensing		(150.00)
3/27/2025	Department of Licensing		(150.00)
3/28/2025	5 Star Services Inc		(3,200.00)
3/28/2025	AAA of Everett Fire Extinguisher Co Inc	727738	(943.20)
3/28/2025	Amazon Com Sales Inc	727739	(23.74)
3/28/2025	Answerline Communications Inc	727740	(320.00)
3/28/2025	Bickford Motors Inc	727741	(541.86)
3/28/2025	Brinton Business Ventures Inc	727742	(19.95)
3/28/2025	Christine Hoover		(442.79)
3/28/2025	Cintas Corporation No 2	727743	(140.69)
3/28/2025	City of Marysville	727744	(7,307.66)
3/28/2025	Comcast Cable Communications Inc	727745	(2,418.25)
3/28/2025	Databar Inc	727746	(156.95)
3/28/2025	DeAnna Copper		(995.59)
3/28/2025	Environmental Works	727747	(193.50)
3/28/2025	Gerald R Christin Jr		(600.00)
3/28/2025	HD Supply Facilities Maintenance LTD	727748	(568.25)
3/28/2025	Iris Group Holdings LLC	727749	(128.39)
3/28/2025	Jades Jet City Carpet Cleaning Inc	727750	(255.10)
3/28/2025	Judd & Black	727751	(819.00)

ItemDate	PayeeName	CheckNumber	ItemAmount
3/28/2025	Les Schwab Warehouse Center Inc	727752	(732.69)
3/28/2025	Mark Papritz		(251.16)
3/28/2025	Northwest Computer Support Inc		(62.50)
3/28/2025	Pitney Bowes Inc		(2,000.00)
3/28/2025	PUD No 1 of Snohomish County	727753	(11,342.18)
3/28/2025	Rentokil North America Inc	727754	(250.88)
3/28/2025	Rexel Inc	727755	(574.38)
3/28/2025	Snohomish County	727756	(418.00)
3/28/2025	Snohomish County	727757	(360.50)
3/28/2025	Snohomish County	727758	(14,115.14)
3/28/2025	Sova Construction LLC	727759	(34,152.50)
3/28/2025	Team Car Care LLC	727760	(185.29)
3/28/2025	Wave Broadband	727761	(739.50)
3/28/2025	Wex Bank		(4,746.48)
3/31/2025	KeyBank National Association		(50,590.28)
	Total		(2,339,352.39)
	Total HAP/UAP Payments		(6,890,730.73)
	Total Wires to Property Managers		(850,900.50)
	Total Payments		<u>\$ (10,080,983.62)</u>



RESOLUTION NO. 2542
AUTHORIZING REQUEST TO AMEND PUBLIC HOUSING COVERSION PLAN

WHEREAS, on June 21, 2011, the Housing Authority of Snohomish County (“HASCO”) Board of Commissioners approved Resolution No. 1913 authorizing the submission of an application to the United States Department of Housing and Urban Development (“HUD”) for the conversion and disposition of 210 units of public housing; and

WHEREAS, on January 16, 2015, HUD’s Special Application Center (“SAC”) reconsidered and approved HASCO’s application for disposition; and

WHEREAS, HASCO’s request only contemplated disposition of units with no plans for demolition or redevelopment; and

WHEREAS, with changing land use regulations and the increasing need for affordable housing throughout the community HASCO would like the flexibility for redevelopment of some or all of the former public housing sites; and

WHEREAS, in order for HASCO to redevelop the sites an amendment to the original HUD approval is required to allow for demolition in addition to disposition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY the board hereby authorizes the Chief Executive Officer to submit a request to the United States Department of Housing and Urban Development for an amendment to the original Public Housing Conversion Plan to allow for both demolition and disposition.

DATED, this 15th day of April 2025.

Luke Distelhorst, Chairperson

SEAL

ATTEST

Secretary

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RESOLUTION NO. 2543

AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE A LOCAL HOUSING ASSISTANCE VOUCHER PILOT PROGRAM FOR 17 HASCO-SELECTED PARTICIPANTS CURRENTLY BEING SERVED ON HASCO'S HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, HASCO has identified a need to provide additional rent-subsidized housing for low-income households in Snohomish County; and,

WHEREAS, HASCO's supply of Housing Choice Vouchers (HCV) are either utilized or positioned to be issued to an applicant on the HCV waitlist; and,

WHEREAS, HASCO's mission is to be a housing solutions partner to Snohomish County as the County's housing authority; and,

WHEREAS, HASCO has been named within the Snohomish County Consolidated Plan as one of the agencies within the County to create opportunities to secure affordable housing within the County's jurisdiction to leverage locally acquired funds to assist the County with achieving its goal of increasing the availability of affordable housing for residents at or below 60% area median income (AMI);

WHEREAS, HASCO seeks to leverage local funds to develop a pilot program to test the viability of administering a local voucher program within our jurisdiction to gather data and develop parameters for a sustainable local voucher program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY hereby authorizes the Chief Executive Officer to create a local voucher pilot program for the purpose of assessing viability, gathering data on costs and staffing requirements, and developing policies and procedures to administer the program.

DATED, this 15th day of April, 2025.

The Chairperson thereupon declared said motion carried and said Resolution adopted.

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Luke Distelhorst, Chairperson

SEAL

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Secretary

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To: HASCO Board of Commissioners
From: Laurie Olson, Jodie Halsne
Date: 04/15/2025
Re: HASCO Local Voucher Pilot Program

Issue:

The need for Housing Choice Vouchers (HCV) has long exceeded the number of vouchers available through HASCO. There are no HUD-funded vouchers available that HASCO can apply for, but there may be local funding that could be leveraged to sustain a local voucher program. This would require creating a local voucher program through which local funds can be used to provide additional vouchers in Snohomish County.

Proposal:

HASCO proposes to pilot a local, non-federal housing voucher assistance program in Congressional Districts 1 and 2 in Snohomish County. This would expand the pool of available vouchers and open a new channel of funding to expand options for households at or below 50% AMI in Snohomish County. The purpose of the pilot is to determine how housing stability and affordability may be enhanced through locally funded housing assistance by testing the viability of a local voucher program, gathering data about program costs and staffing requirements, and assessing the interest of Snohomish County residents to participate in a local program. The duration of the pilot will be no less than one year to allow HASCO reasonable time to study how the program would work by following it through one full annual certification cycle. HASCO will select up to 17 voucher holders, it determines to be good test cases based on current program standing, geographic location, and household size. There will be one housing specialist to manage the load based on program experience.

HASCO will mirror HUD's HCV program guidelines to facilitate start-up quickly and amend program regulations as we gather information about the program's performance. No participant will be required to participate in the pilot program, and they will have the option to return to the HCV program after the pilot period has ended, so participating households are at no risk of losing subsidies. To launch the pilot, we anticipate a cost of \$400,000 for the year.

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RESOLUTION NO. 2544
AUTHORIZING REVISED UTILITY ALLOWANCE RATES FOR THE SECTION 8
HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Housing Authority of Snohomish County (HASCO) is required by the Department of Housing and Urban Development (HUD) to provide an allowance to tenants that pay some or all of their utilities under the Section 8 Housing Choice Voucher Program; and,

WHEREAS, the Housing Authority is required to adjust the utility allowance for tenants when a change in the cost of utilities; and,

WHEREAS, the Housing Authority has surveyed the cost of utilities and has found a change in the cost of utilities; and,

WHEREAS, a new schedule of tenant-furnished utility rates has been prepared reflecting these utility rate changes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY that the Chief Executive Officer to be authorized to implement the new schedule for tenant-furnished utilities and other services effective July 1, 2025 for all new participants, rehouses, and for continuing participants as their annual reviews occur.

DATED, this 15th day of April, 2025.

The Chairperson thereupon declared said motion carried and said Resolution adopted.

Luke Distelhorst, Chairperson

SEAL

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Secretary

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HUD – 52667 (Modified)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SECTION 8, HOUSING ALLOWANCES FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES					DATE: <div style="text-align: right; margin-top: 5px;">7/1/2025</div>	
LOCALITY: <div style="text-align: center; margin-top: 5px;">The Housing Authorities of Snohomish County and the City of Everett</div>					UNIT TYPE: <div style="text-align: center; margin-top: 5px;">Duplex, Townhouse, Triplex, Garden, Apartment</div>	
UTILITY OR SERVICE HEATING: a. Natural Gas b. Electric c. Electric Heat Pump d. Fuel Oil e. Propane COOKING: a. Natural Gas b. Electric c. Propane OTHER ELECTRIC: WATER HEATING: a. Natural Gas b. Electric c. Fuel Oil d. Propane WATER: Snohomish County SEWER: Snohomish County TRASH COLLECTION REFRIGERATOR RANGE / MICROWAVE <div style="text-align: right; margin-top: 10px;">TOTAL</div>	MONTHLY DOLLAR ALLOWANCE					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
	\$48	\$54	\$60	\$66	\$73	\$79
	\$18	\$21	\$28	\$35	\$42	\$49
	\$15	\$18	\$22	\$24	\$27	\$29
	\$73	\$84	\$96	\$111	\$123	\$138
	\$64	\$75	\$88	\$98	\$109	\$122
	\$5	\$5	\$8	\$9	\$12	\$14
	\$5	\$6	\$8	\$11	\$13	\$16
	\$8	\$8	\$13	\$19	\$24	\$27
	\$35	\$39	\$47	\$55	\$63	\$72
	\$11	\$12	\$17	\$23	\$28	\$34
	\$12	\$14	\$18	\$22	\$26	\$30
	\$23	\$27	\$38	\$50	\$61	\$69
	\$21	\$24	\$32	\$43	\$53	\$64
	\$34	\$34	\$47	\$61	\$75	\$88
	\$108	\$108	\$108	\$108	\$108	\$108
	\$25	\$25	\$25	\$25	\$25	\$25
	\$12	\$12	\$12	\$12	\$12	\$12
	\$11	\$11	\$11	\$11	\$11	\$11

NAME OF FAMILY:

NUMBER OF BEDROOMS:



HUD – 52667 (Modified)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SECTION 8, HOUSING ALLOWANCES FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES						DATE: 7/1/2025	
LOCALITY: The Housing Authorities of Snohomish County and the City of Everett						UNIT TYPE: Single Family / Mobile	
UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE						
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
HEATING:							
a. Natural Gas	\$62	\$69	\$79	\$88	\$97	\$105	\$112
b. Electric	\$41	\$48	\$56	\$63	\$71	\$79	\$86
c. Electric Heat Pump	\$22	\$26	\$31	\$35	\$39	\$42	\$46
c. Fuel Oil	\$104	\$119	\$138	\$157	\$176	\$196	\$211
d. Propane	\$90	\$104	\$122	\$138	\$157	\$170	\$186
COOKING:							
a. Natural Gas	\$4	\$4	\$6	\$8	\$10	\$11	\$13
b. Electric	\$5	\$6	\$8	\$11	\$13	\$16	\$17
c. Propane	\$8	\$8	\$13	\$19	\$24	\$27	\$29
OTHER ELECTRIC:	\$44	\$48	\$61	\$73	\$85	\$97	\$104
WATER HEATING:							
a. Natural Gas	\$12	\$15	\$21	\$28	\$35	\$41	\$45
b. Electric	\$15	\$18	\$23	\$28	\$33	\$37	\$40
c. Fuel Oil	\$27	\$31	\$46	\$61	\$73	\$88	\$96
d. Propane	\$24	\$29	\$40	\$53	\$66	\$77	\$85
WATER: Snohomish County	\$34	\$34	\$47	\$61	\$75	\$88	\$97
SEWER: Snohomish County	\$108	\$108	\$108	\$108	\$108	\$108	\$108
TRASH COLLECTION	\$25	\$25	\$25	\$25	\$25	\$25	\$25
REFRIGERATOR	\$12	\$12	\$12	\$12	\$12	\$12	\$12
RANGE	\$11	\$11	\$11	\$11	\$11	\$11	\$11
TOTAL							
NAME OF FAMILY:							
NUMBER OF BEDROOMS:							