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| <b>5-Year PHA Plan</b><br><b>(for All PHAs)</b> | <b>U.S. Department of Housing and Urban Development</b><br><b>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226</b><br><b>Expires: 03/31/2024</b> |
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

| A.                 | PHA Information.  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| A.1                | <div> <div> <b>PHA Name:</b> Housing Authority of Snohomish County <b>PHA Code:</b> WA039 </div> <div> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2025<br/> <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> 2025-2029<br/> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </div> </div> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>HASCO’s Agency Plan is available on our website and mailed in hard copy format upon request. HASCO invited the public to comment on our Agency Plan via invitation on HASCO’s website, HASCO’s social media posts, and a call for participation via email to all HASCO Section 8 recipients. Please see the attached PUBLIC NOTICE OF OPPORTUNITY TO COMMENT ON THE DRAFT web notice/email content that our Agency Plan draft is available for review and feedback is requested</p> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </div> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |                                 | PH                           | HCV | Lead PHA: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code  |                    |          |                             |                                 | Program(s) in the Consortia  | Program(s) not in the Consortia | No. of Units in Each Program |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |   | PH                 | HCV      |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lead PHA:          |   |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>B.</b>  | <b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.  |
| <b>B.1</b> | <p><b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p><b>Mission</b><br/>Our mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community and provide affordability.</p> <p><b>Vision</b><br/>We envision a future where all Snohomish County residents have safe and affordable housing. Where community becomes opportunity and where housing becomes a home.</p>  |
| <b>B.2</b> | <p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>SEE ATTACHED: WA039 CY2025-2029 INITIAL GOALS</p>  |
| <b>B.3</b> | <p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>SEE ATTACHED: ATTACHMENT_FY23_PHA_PLAN_GOALS_YEAR4</p>   |
| <b>B.4</b> | <p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>HASCO has dedicated staff to work with families in need of VAWA support following HUD's guidance.</p>  |
| <b>C.</b>  | <b>Other Document and/or Certification Requirements.</b>  |
| <b>C.1</b> | <p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant change or modification is defined as a discretionary change in the plan or policies of the housing authority that fundamentally changes the mission, goals, or objectives of the plans of the agency which require the formal approval of the Board of Commissioners.</p>  |
| <b>C.2</b> | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N<br/> <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>HASCO met with the RAB prior to drafting new 5-year goals. All three goals and their subgoals were created in response to the input of the RAB participants, followed by CoC partner input, then staff and board input. The drafted goals were presented in another RAB meeting and sent out for public comment. There were no substantial changes during the comment period. Comments received during the comment period are attached.</p> |
| <b>C.3</b> | <p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |

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| C.4 | <p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N<br/><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> |
| D.  | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>  |

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

HASCO will meet Community Participation requirements by holding twice annual Resident Advisory Board meetings where participants can attend, provide feedback about program policies & procedures, and learn about recent and upcoming program changes. Comments received by participants and members of the public are noted and considered by HASCO so that community members have an opportunity to participate in the future development of programs and services by HASCO.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

HASCO has identified that certain documents that are generated and mailed automatically to participants in English creates confusion when a recipient family has language or accessibility needs. While HASCO remedies this problem by also sending documents in a language or format the recipient can access, receiving double documents in different forms can create confusion. HASCO is working to simplify this process

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

HASCO has trained a second staff person to support the ADA Coordinator with responding to reasonable accommodation requests and seeking additional information when it is needed to support requests. HASCO's reasonable accommodation procedural manual should also be updated in the 2025 calendar year.

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

**C. Other Document and/or Certification Requirements.**

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

**C.3 Certification by State or Local Officials.**

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**D. Affirmatively Furthering Fair Housing.**

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
CY2025-CY2029  
PUBLIC HOUSING AGENCY PLAN  
5-YEAR GOALS AND OBJECTIVES  
Initial Goals and Objectives

| PHA Goal: Use HASCO resources to increase affordable housing options |          |
|--|----------|
| Objective  | Progress |
| Apply for additional vouchers as they become available               |          |
| Increase affordable housing stock                                    |          |

| PHA Goal: Advocate for affordable housing and services in Snohomish County   |          |
|--|----------|
| Objective  | Progress |
| Advocate for additional housing assistance for the growing senior population |          |
| Advocacy for homeownership assistance in the greater community               |          |
| Collaborate with partners to increase affording housing stock                |          |
| Advocate for expansion of funding for affordable housing construction        |          |

| PHA Goal: Inform the community on the needs of families who are homeless or rent-burdened   |          |
|---|----------|
| Objective   | Progress |
| <p>Educate voucher holders, landlords, staff, and the public. Examples include:</p> <ul style="list-style-type: none"> <li>a. Providing opportunities for voucher holders to share their stories</li> <li>b. Educate groups on: <ul style="list-style-type: none"> <li>a. rights and responsibilities</li> <li>b. changes and updates to the programs</li> <li>c. access to technology and using the new portals</li> <li>d. Source of Income discrimination</li> </ul> </li> <li>c. Destigmatize vouchers</li> </ul> |          |
| <p>Promote statistics that support housing initiatives. Examples include:</p> <ul style="list-style-type: none"> <li>a. Over half of the community is rent-burdened</li> <li>b. Seniors are a growing population who are increasingly rent-burdened</li> <li>c. Rent increases are outpacing wage increases</li> </ul>  |          |

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
CY2020-CY2024  
PUBLIC HOUSING AGENCY PLAN  
5-YEAR GOALS AND OBJECTIVES  
Progress as of March 2024

| PHA Goal                                  | Objective   | Progress   |
|---|---|--|
| Increase HASCO's pool of housing vouchers | Work with HUD and the VA to receive additional Veterans Administration Supportive Housing (VASH) vouchers over the next 5 years | <p><b>2024:</b> 25 additional VASH vouchers became effective in May.</p> <p><b>2023:</b> HASCO applied for 25 additional VASH vouchers in 2023. These will be effective 5/1/2024 and continues to meet monthly with the VA and other partners to reconcile lists and increase VASH referrals.</p> <p><b>2022:</b> HASCO received 50 additional VASH vouchers in 2022 and continues to meet monthly and quarterly with the VA to reconcile lists and increase VASH referrals.</p> <p><b>2021:</b> HASCO received 5 additional VASH vouchers in 2021 and was awarded 50 additional VASH vouchers that will become effective in spring 2020. HASCO meets monthly and quarterly with the VA to reconcile participant lists and increase the number of referrals to the program.</p> <p><b>2020:</b> HASCO received 20 additional VASH vouchers that became effective in May 2020. HASCO applied for 5 additional VASH vouchers in October 2020 and anticipates receiving them early in 2021.</p> |



| PHA Goal | Objective   | Progress   |
|----------|---|--|
|          | Continue to explore opportunities to obtain new vouchers as they are made available | <p><b>2024:</b> After the announcement of a funding opportunity, HASCO submitted an application to HUD for 50 more FUP vouchers. We worked in conjunction with DCYF and the county on this application.</p> <p><b>2023:</b> HASCO received 30 additional Mainstream vouchers in January for a total of 300 in the program. We received 4 additional FUP-FYI vouchers for a total of 9 FYI and 50 regular FUP. 12 regular PBV vouchers were removed from contracts and returned to the HCV pool. 2 VASH PBV vouchers were removed from a contract and returned to the VASH HCV pool.</p> <p><b>2022:</b> HASCO received 21 regular HCV vouchers in 2022. This is the first allotment of vouchers not tied to a targeted program in over 20 years.</p> <p><b>2021:</b> HASCO received 75 additional Mainstream vouchers effective February 2021. No additional Mainstream vouchers have been applied for or awarded. HASCO received 71 Emergency Housing Vouchers effective July 1, 2021, and coordinated referral parameters with Snohomish County. HASCO received 5 FUP-Youth vouchers in July 2021.</p> <p><b>2020:</b> HASCO applied for, but was not awarded, additional FUP vouchers. HASCO received 100 additional Mainstream vouchers effective June 2020; another 45 effective October 2020; and another 75 effective March 2021.</p> |

Ensure housing opportunities promote stability, strengthen community, and affirmatively further fair housing

Maintain a high voucher utilization rate across all programs

**2024:** In November, there were 29 more vouchers in use than there were in December 2023. The Emergency Housing Vouchers go away as they are vacated, reducing our available vouchers by 9. There was an increase in voucher utilization of .87%. There were 81 new voucher holders searching and 139 voucher holders moving. New vouchers and movers are not counted as utilized.

|                    | NOVEMBER*<br>2024 | DECEMBER<br>2023 | Difference |
|--------------------|-------------------|------------------|------------|
| Vouchers Available | 4291              | 4300             | -9         |
| Vouchers Used      | 4082              | 4053             | +29        |
| Utilization rate   | 95.13%            | 94.26%           | +0.87%     |

\*Data for December will be updated before finalizing the report.

**2023:** In December, there were 23 less vouchers in use than there were in December 2022. Because we have 34 new vouchers available, the utilization percentage decreased by about 1.5%. There were 77 new voucher holders searching and 158 voucher holders moving. New vouchers and movers are not counted as utilized.

|                    | OCTOBER*<br>2023 | DECEMBER<br>2022 | Difference |
|--------------------|------------------|------------------|------------|
| Vouchers Available | 4292             | 4258             | 34         |
| Vouchers Used      | 4033             | 4056             | -23        |
| Utilization rate   | 93.75%           | 95.26%           | -1.51%     |

\*Will be updated with December data before finalizing report.

**2022:** In December, there were 174 more vouchers in use than there were in December 2021. Because we have 71 new vouchers available, the utilization percentage increased by about 2.4%.

| PHA Goal | Objective | Progress   |                  |                  |            |
|----------|-----------|--|------------------|------------------|------------|
|          |           |  | DECEMBER<br>2022 | DECEMBER<br>2021 | Difference |
|          |           | Vouchers Available   | 4258             | 4178             | 71         |
|          |           | Vouchers Used  | 4056             | 3882             | 58         |
|          |           | Utilization rate   | 95.26%           | 92.76%           | +2.4%      |
|          |           | *Will be updated with December data before finalizing report.  |                  |                  |            |
|          |           | <b>2021:</b> There were approximately the same number of vouchers in use at the end of 2021 compared to the end of 2020. 145 Families exited the programs and roughly the same number entered. The year-over-year December snapshot of utilization rate dropped 3% due to an increase in vouchers available, families moving, a drop in partner referrals, and lease-ups holding steady. |                  |                  |            |
|          |           |  | DECEMBER<br>2021 | DECEMBER<br>2020 | Difference |
|          |           | Vouchers Available   | 4187             | 4043             | 144        |
|          |           | Vouchers Used  | 3884             | 3878             | 3          |
|          |           | Utilization rate   | 92.76%           | 95.92%           | -3.16%     |
|          |           | <b>2020:</b> There were 201 more vouchers in use at the end of 2020 compared to the end of 2019. The overall utilization rate across all programs decreased by 0.34% due to the increase in available vouchers over the year.  |                  |                  |            |
|          |           |  | 2020             | 2019             | Difference |
|          |           | Vouchers Available   | 4043             | 3820             | 223        |
|          |           | Vouchers Used  | 3878             | 3677             | 201        |
|          |           | Utilization rate   | 95.92%           | 96.26%           | -0.34%     |

| PHA Goal | Objective   | Progress   |
|----------|---|--|
|          | <p>Analyze PBV utilization on an ongoing basis and reallocate underutilized PBVs back to HCVs</p> | <p><b>2024:</b> HASCO continues to meet with PBV partners monthly to discuss contracts, increase referrals, and troubleshoot any issues that can create barriers to occupying vacant units. Three units at one property were underutilized and removed from the contract.</p> <p><b>2023:</b> PBV utilization is monitored monthly. HASCO continues to meet with PBV partners monthly to discuss contracts, increase referrals, and keep PBV units occupied with eligible families. 12 units at 5 properties were underutilized and removed from the contracts.</p> <p><b>2022:</b> PBV utilization is monitored monthly. HASCO increased meetings with PBV partners to monthly to discuss contracts, increase referrals, and keep PBV units occupied with eligible families.</p> <p><b>2021:</b> PBV utilization is monitored monthly. Two PBVs were determined to be underutilized and were removed from the contracts and back to HCV. Actively working with PBV partners to increase referrals and keep their contracted units occupied with eligible PBV families.</p> <p><b>2020:</b> PBV utilization is monitored monthly. No PBVs were determined to be under-utilized, and none were reallocated back to HCV.</p> |

| PHA Goal | Objective  | Progress  |
|----------|--|---|
|          | Continue to implement recommendations of the Fair Housing Analysis of Impediments and future analyses, including policies that enable people with Limited English Proficiency (LEP) to participate in HASCO programs | <p><b>2024:</b> The Analysis of Impediments to Fair Housing that was conducted in 2019 is aging as a source of recommendations for fair housing, however, additional work is being done in line with HUD's requirement to Affirmatively Further Fair Housing (AFFH). This includes training and revising VAWA policies, networking with public interest law firms that serve HASCO clients to better preserve housing, and adopting a video translation resource for easier access to ASL interpretation. Work continues on the language goals identified in 2023.</p> <p><b>2023:</b> The HASCO Language Access Plan is in the process of being updated to reflect current practices. Additionally, new vendors and processes for procuring ASL interpreters have been identified, and training for staff to help implement the Language Access Plan is in production.</p> <p><b>2022:</b> HASCO updated its Language Access Plan and vital documents list. All vital documents have been translated into Spanish.</p> <p><b>2021:</b> HASCO hired a Fair Housing Program Manager in October 2021 to continue the implementation of fair housing best practices, oversee the language access policy, and coordinate reasonable accommodation requests.</p> <p><b>2020:</b> HASCO formed a cross-departmental Fair Housing Committee to monitor fair housing practices at HASCO, including language access. An updated Language Access Policy was approved by the Board of Commissioners in October 2020. The committee is currently updating HASCO's language access plan.</p> |

| PHA Goal | Objective  | Progress  |
|----------|--|---|
|          | Continue using a formal process to review reasonable accommodation and Violence Against Women Act (VAWA) requests, including those from HCV program participants | <p><b>2024:</b> VAWA policies are being updated across all departments so that there is better cross departmental communication about client VAWA needs across HASCO. Additionally, timeliness of response and follow up has been identified as a priority for improvement of VAWA requests. Reasonable Accommodation requests continue to follow a formal process. HASCO has reviewed a total of 183 reasonable accommodation and 30 VAWA requests as of 10/30/24</p> <p><b>2023:</b> HASCO continued using a formal process to review RA and VAWA requests. The number reviewed will be updated at the end of the calendar year.</p> <p><b>2022:</b> HASCO continued using a formal process to review 293 RA and 14 VAWA requests.</p> <p><b>2021:</b> HASCO continued using a formal process to review 249 RA and 20 VAWA requests.</p> <p><b>2020:</b> HASCO continued using a formal process to review 62 RA and 12 VAWA requests.</p> |

| PHA Goal  | Objective   | Progress  |
|---|---|---|
| Empower HCV participants to increase self-sufficiency and asset development | Make program referrals and provide supportive services programs for HCV program participants when appropriate | <p><b>2024:</b> HASCO staff offered housing Navigation and supportive services to a total of 217 HCV participants. Staff also began offering on-site services at two of our Senior/Disabled communities, assisting as many as 40 residents in a single month. HASCO also began a partnership with DCYF that allows us to offer supportive services and assistance to a minimum of 50 FUP eligible households.</p> <p><b>2023:</b> HASCO staff provide service referrals for HCV participants as requested. Staff also provide housing navigation and supportive services for HCV clients, Mainstream vouchers, Non-Elderly Disabled Vouchers, Emergency Housing Voucher clients, and at one Project Based Voucher project.</p> <p><b>2022:</b> HASCO staff provide service referrals for HCV participants as requested. Staff also provide housing navigation and supportive services for Mainstream vouchers, Non-Elderly Disabled Vouchers, Emergency Housing Voucher clients, and at one Project Based Voucher project.</p> <p><b>2021:</b> HASCO staff provide service referrals for HCV participants as requested. Staff also provide housing navigation and supportive services for Mainstream and EHV clients and at one PBV project.</p> <p><b>2020:</b> HASCO staff provide service referrals for HCV participants as requested. Staff also provide supportive services for Mainstream clients and at one PBV project. Prior to COVID in-person restrictions, HASCO staff was also in the lobby one day a week for service referrals and provided children's books to participant households at inspections.</p> |

|   |   |  |
|---|---|--|
| <p>Work with the local community to determine needs and solutions</p> | <p>Support community efforts to prevent and end homelessness with strategic investment of voucher program resources</p> | <p><b>2024:</b> Provided 26 PBV to a project supporting homeless families in Edmonds and committed 52 PBV to a project supporting homeless families with students in the Edmonds School District that will begin development in 2025. In Fall 2024, HASCO sponsored the first Oasis Game, a social engagement and community building project, in the United States, with Elos Institute, headquartered in Brazil. Lynnwood residents and partner agencies participated with HASCO staff to design and build a community dream for a HASCO property in Lynnwood.</p> <p><b>2023:</b> The Emergency Housing Voucher (EHV) program ended for new voucher issuances at the end of September. Current voucher holders will continue having access to their vouchers through September 2030. HASCO is working with the Elos Institute, a social impact organization, to engage the Lynnwood community for future housing planning. HASCO coordinates agency plans with Snohomish County to ensure we are working toward the same broad goals. The TBA Director serves on the county's Partnership to End Homelessness board to stay connected with partners and help guide community efforts to end homelessness.</p> <p><b>2022:</b> HASCO partnered with Snohomish County and the YWCA to assist 10 families from becoming homeless when the Seattle Heights mobile home park in Lynnwood was being shut down. HASCO continued working with the county to receive referrals for Emergency Housing Vouchers and to apply for Stability Vouchers.</p> <p><b>2021:</b> HASCO partnered with Snohomish County regarding Emergency Housing Vouchers (EHVs). Snohomish County referred 28 homeless individuals who were on HASCO's wait list and in Coordinated Entry and who met the referral requirements for EHVs. 6 families who were stabilized in permanent supportive housing were referred. Referrals for additional families stabilized in permanent supportive housing are forthcoming.</p> <p><b>2020:</b> HASCO worked with the VA and Snohomish County Veterans</p> |
|---|---|--|



| PHA Goal | Objective  | Progress  |
|----------|--|---|
|          |  | Homeless Committee to identify homeless veterans for the VASH program. HASCO coordinated with Snohomish County to implement a new local preference for individuals exiting a Snohomish County Permanent Supportive Housing (PSH) program to free up some high services PSH slots for homeless families.   |
|          | Collaborate with partner agencies to administer Mainstream and Family Unification Program vouchers | <p><b>2024, 2023, 2022, 2021:</b> HASCO continues to partner with a variety of social service agencies throughout the county to support Mainstream applicants in obtaining verifications and completing paperwork, finding funding for moving expenses and deposits, and navigating the housing search process.</p> <p><b>2020:</b> HASCO partnered with DCYF, YWCA, Snohomish County, and Building Changes to identify and implement solutions for increasing racial equity in Family Unification Program referrals through the Keeping Families Together program. HASCO continues to partner with a variety of social service agencies throughout the county to support Mainstream applicants in obtaining verifications and completing paperwork, finding funding for moving expenses and deposits, and navigating the housing search process.</p> |

| PHA Goal                                      | Objective  | Progress  |
|---|--|---|
| Reduce the HCV program's environmental impact | Continue to explore and implement ways to reduce paper usage, including online applicant, waiting list, and annual recertification portals | <p><b>2024:</b> HASCO is working with our software vendor to building and testing the online portal for use on annual and interim certifications.</p> <p><b>2023:</b> HASCO received demonstrations of the online recertification portal and will work with the vendor to install and test it in 2024. TBA has increased the use of email to communicate with clients, including sending and receiving documents electronically.</p> <p><b>2022:</b> HASCO is working with a software vendor to move annual and interim recertifications to an online portal rather than mailing/emailing documents.</p> <p><b>2021:</b> Updated Administrative Plan with policies regarding remote informal reviews and remote informal hearings, including electronic sharing of packets and evidence.</p> <p><b>2020:</b> In June 2020, HASCO began using an online subsidized housing application for the HCV waiting list lottery.</p> |

| PHA Goal   | Objective  | Progress   |
|--|--|--|
| Provide service aligned with HASCO's Core Values | Measure HCV program outcomes, including internal auditing of the HCV program | <p><b>2024:</b> HASCO's auditing program continued for a fifth year. We continue to audit samples of every specialist's files every month, with 100 percent of the files being audited for new staff on probation. In FY2024, HASCO earned high performer status in SEMAP audits.</p> <p><b>2023:</b> HASCO's TBA staff had significant turnover with 1/3 of the current staff joining in the last year. The department was restructured to distribute work in a sustainable manner and all specialists have gone through additional training. HASCO's auditing program continued for a third year, maintaining overall team accuracy above 87% while training new housing specialists on the team. We continue to audit samples of every specialist's files every month to maintain high team accuracy.</p> <p><b>2022:</b> HASCO's auditing program continued for a third year, maintaining overall team accuracy above 85% while training new housing specialists on the team. We continue to audit samples of every specialist's files every month to maintain high team accuracy.</p> <p><b>2021:</b> Staff were evaluated, in part, based on their accuracy levels. Individual performance goals were increased by 1%-3% for FY22.</p> <p><b>2020:</b> HASCO implemented a new auditing program for HCV certifications. 8% of all certifications are audited each month and each specialist has a performance goal to meet a minimum accuracy level.</p> |

| PHA Goal | Objective   | Progress   |
|----------|---|--|
|          | <p>Establish staff goals that include focus on diversity, integrity, service, stewardship, and teamwork</p> | <p><b>2024, 2023, 2022:</b> HASCO's Core Values are a guide for staff to act with high integrity. Staff set individual work goals that contribute to high-quality teamwork, service, and stewardship. Staff participate in workshops to improve diversity, integrity, and service, including voluntary participation in the Step-Up Racial Equity workshop and book clubs focused on racial and income equality and the housing industry.</p> <p><b>2021:</b> HASCO has a performance measurement program that includes an annual review of staff alignment with HASCO's Core Values. In addition, housing specialists participated in workshops to improve diversity, integrity, and service, including 3 workshops on Trauma Informed Care and voluntary participation in the Step-Up Racial Equity workshop and book clubs focused on racial equality and trauma stewardship.</p> <p><b>2020:</b> HASCO has a performance measurement program that includes an annual review of staff alignment with HASCO's Core Values. In addition, housing specialists participated in at least 3 workshops to improve diversity, integrity, and service, including at least one racial equity workshop, one rent calculation workshop, and one other training of their choice related to their work.</p> |

| PHA Goal | Objective   | Progress   |
|----------|---|--|
|          | Analyze and improve client facing policies through a racial equity lens | <p><b>2024:</b> HASCO established a Trauma Informed Leadership Team. One of their focuses is to review policies and practices through a lens of reducing harm and equity of access.</p> <p><b>2023, 2022:</b> HASCO continues to review policies and procedures through a racial equity lens and from the client's perspective to ensure equitable service throughout our programs.</p> <p><b>2021:</b> Staff voluntarily participated in the Step-Up Racial Equity workshop. HASCO coordinated with Snohomish County in setting up EHV program eligibility to ensure racial equity lens. All staff participated in trauma-informed care. These trainings and workshops help support HASCO in looking critically at policies and practices from the client's perspective.</p> <p><b>2020:</b> HASCO provided one mandatory racial equity workshop for all employees and multiple opportunities for optional racial equity workshops. The TBA department reviewed the agency's Administrative Plan to identify and eliminate denial and termination policies that might have a disparate impact on people of color. Updated policies were approved by the Board of Commissioners and the updated Administrative Plan was published in November.</p> |

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, MARY JANE BRELL VUJOVIC, the DIRECTOR  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for  
fiscal year 2026 of the Housing Authority of Snohomish County is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


Snohomish County  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The 2020-2024 Consolidated Plan - Rental Housing Goal #1: preserve, maintain, and increase  
affordable rental units and provide accessibility, Section AP-60 by addressing the needs of public  
housing and public housing residents, and the AI to Fair Housing Choice #2 by increasing the stock  
of affordable housing and affordable housing options, especially subsidized units.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

|  |  |
|--|--|
| Name of Authorized Official:   | Title:                                     |
| Mary Jane Brell Vujovic, Director  | Snohomish County Human Services Department |
| Signature:  | Date: <u>4/11/2025</u>                     |

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Haylie Miller the Community Development Director, certify that the 5-Year PHA Plan for fiscal years 2025-2029\_ and/or Annual PHA Plan for fiscal year 2026 of the Housing Authority of Snohomish County is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Marysville  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The goals stated in the PHA Plan are substantially similar to and align with those included in the City of Marysville's draft 2025-2029 Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:  
Haylie Miller

Title: Community Development Director

Signature:

Date: 3/24/25

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



## Resident Advisory Board

November 13<sup>th</sup> 2024

HASCO Office

The RAB meeting took place in the Grand Canyon meeting room at HASCO's office. 8 participants in the Housing Choice Voucher program attended with 7 HASCO staff members also in attendance. Jodie Halsne, Tenant Based Assistance Director presented and Sara O'Neill, TBA Administrative Specialist took notes.

The meeting began at 12:31pm. Attendees were provided with printouts going over the topics to be discussed during the presentation. Before beginning, people introduced themselves. The presentation was partially made up of going over a review of goals from our previous five years along with presenting the goals prepared through the input from participants and HASCO staff.

At the midway point of the presentation, a program participant, J■■■■ K■■■■ asked about what happens to the voucher in the case of the head of household passing away.

Jodie explained the process of how a voucher transfers to the next eligible adult within the household and that if that is not possible, the voucher will go back on to be used by another eligible family.

At the end of the presentation of old goals and new ones, participants gave their input and asked their own questions.

Using HASCO's resources to increase affordable housing options:

M■■■■ R■■■■: How do I mentor someone so they know how to apply for a voucher?

Note was made about this suggestion. Other participants seemed interested in helping out new voucher holders in navigating the system.

JK noted that there is a lot of housing construction happening around Snohomish County and asked if there was a required percentage that must be 'affordable.'

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Jodie Halsne informed the participants about LIHTC and what that means. Tax credits that go to the owner/builder because a certain number of units are set aside in an otherwise fair market complex as affordable.

Jenisa Story, Chief Operating Officer, also provided some additional information about the fact that some cities can set their own requirement of a certain percentage of required affordable units.

S [REDACTED] M [REDACTED] spoke about giving back as a client of HASCO's.

- She stated that she believed it is the participants' duty to help. Below are some suggestions she offered:
  - o Participants could do workshops to help out other participants on the program.
  - o People who have vouchers can help other voucher holders in their search for housing, i.e. noting landlords that are resistant to voucher holders, guiding other voucher holders toward more affordable places with the voucher.
  - o Participants should share their stories to help spread information and clear disinformation about the truth of the Section 8/HCV programs to both other clients and the community at large.
  - o Help promote awareness of HASCO and what all the organization does.
  - o Fundraising events for HASCO
  - o Wants to give back
  - o Where SM lives, she finds that the landlords are not giving correct information about vouchers out to their tenants.
  - o Advocate for the people that don't understand the complicated information of the vouchers to landlords.
  - o SM nominated herself as someone to help in this process.

In response to the comment about donating to HASCO, Jodie Halsne clarified that HASCO cannot accept donations, however it would be helpful if these efforts were directed toward HASCO partners.

She also reminded participants that they can report landlords for discrimination with local fair housing office, but also reminding them to reach out to HASCO and the Landlord Engagement Specialist about landlords giving out incorrect information.

JK – Education!!

- She expressed interest in information sessions
  - o Multiple topics
- Recommends talking about homeless veterans in efforts to educate the public about housing assistance.

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M■■ R■■ – In regards to the new administration next year, the participant expressed her concerns about housing assistance in general going forward.

- She is worried about the continued assistance of the voucher, that it won't be guaranteed.
- She plans for her son's future, i.e. what will happen for him after she passes away.
- The participant also stressed how important transparency from HASCO is
  - o Rent portion calculations
  - o More transparency will assuage more general worries of the participant population

Jodie Halsne – To answer MR's questions about the future of housing assistance Jodie said HASCO isn't sure the sorts of changes the new administration will implement.

- HUD has continued to fund the vouchers
- Going off the new administration's previous four years they may expect some cuts

Jenisa Story

- Jenisa has been in housing for over twenty years. She commented about the many administrations she has seen come and go.
- There may be many federal changes and changes to funding, however, she has never been worried that the Section 8/HCV program would be cut.
- With cuts there may be less assistance for more/new people on the program.
- Hope is that impacts would not be felt by participants directly.

There was a question about the budget in relation to what was being discussed during the RAB meeting. Jodie clarified that HASCO's budget does not have any connection to the Agency Plan and the RAB meeting.

SM – mentioned that for people concerned about governmental/funding changes, several organizations have generic letter templates available for people to help them in reaching out to their representatives.

To continue the conversation going over future goals, Jodie steered the topic to education. What do voucher participants want for education.

- Invites to more informative events like this
- SAFMR information available on the website
- Possible information session topics:
  - o Rights and responsibilities (tenants as well as landlords)
  - o Expenses (medical and how they impact rent portions)
  - o How the program works
  - o An education night

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- Does HASCO do anything like Legislative Days (group to travel down to Olympia to speak with state reps)
  - o HASCO does not, but that could be something the agency looks into.

The next slide was on the topic of advocacy (how HASCO can advocate, and who for?)

- SM suggested advocacy on refugees' behalf.
  - o In her experience, the immigrant/refugee experience is tricky to navigate
  - o There is the misconception that if people are not citizens and they move in with family members who are, the entire household will lose the voucher.
  - o Jodie clarified the misinformation that people have been told by explaining the process of having a 'mixed family' with housing assistance, as well as how prorated assistance works.

B [REDACTED] S [REDACTED] spoke about having difficulty reaching her specialist.

- Jodie confirmed that to reach the TBA department, participants should go through [housing@hasco.org](mailto:housing@hasco.org) and that even if you have one specialist for your Annual Review one year, you won't necessarily have the same person next year.

B [REDACTED] I [REDACTED] reminded HASCO that if they proceeded with these educational events, not everyone has access to a vehicle/reliable transportation.

- It was suggested that the information sessions be hosted online via Zoom or Teams. Notes about the information session will be posted to HASCO's website.

MR – Portal/HASCO website are very helpful for getting information. Looking forward to AR portal for document submission.

JK – Reminder to remember the seniors with this shift to more technological focus for document submission.

After questions were done, HASCO staff and participants chatted. The meeting officially finished at 2 pm.

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## Resident Advisory Board

November 14<sup>th</sup> 2024

Microsoft Teams

The RAB meeting took place in Microsoft Teams as an offering for participants who could not attend the in-person meeting. 1 Housing Choice Voucher participant, K [REDACTED] G [REDACTED], attended. Jodie Halsne, Tenant Based Assistance Director presented and Sara O'Neill, TBA Administrative Specialist took notes

The meeting began at 5:05 pm. The presentation was the same one as the day before. KG didn't have questions through the presentation. When it was opened up for feedback to the new goals KG spoke about her agreement with the set goals.

- Her frustrations have been trying to get in contact with specialists as she feels like it is a circle, getting contradictory information from different sources
- Jodie acknowledged the need for more staff in the communication group.

KG spoke about her experience moving into a new place with her voucher. She said that the landlords are duping residents. They are duped because the units are advertised as clean and good, only for residents to move in and find they are not

- Jodie explained the abatement process and that if there are maintenance concerns that are not being addressed by the property owner in a timely manner, participants should contact HASCO.
- KG was pleased to learn this information and suggested that HASCO make this information more well known by participants.

To that point, previous comments about interest in information sessions were brought up.

- KG was interested in the information sessions, she suggested a session about communication and how best to reach HASCO

KG also emphasized the importance of destigmatizing vouchers and voucher holders. Being in the position to need a voucher could happen to anyone. 'We want to help! Having the voucher means it is more likely to be productive.'

The meeting ended at 5:47 pm

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# 2025-2026 Agency Plan

Resident Advisory Board Meeting



# Agenda

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- Overview of plan and HASCO's housing programs
- Understanding RAB's role
- Recap of HASCO's progress on past goals and progress
- Draft of HASCO's future goals

# Housekeeping

- Please use the raise hand function for questions. Any other questions, you can make note of them for yourself and save them for later.
- The chat function is disabled for this meeting because they can cause distraction for the presenter.
- If you have any questions you do not feel comfortable asking aloud, you can send them to Sara O'Neill at [sconeill@hasco.org](mailto:sconeill@hasco.org)

# What is the Agency Plan?

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- HUD requirement: A 5-year plan.
  - Our current five-year plan ends this year, 2024.
  - We are finalizing the plan for the next five years.
- Updated Annually
- Process includes participant and community feedback



## RAB's Role?

- Review the draft plan
  - HASCO's goals and progress made
  - Goals for the next five years
- Provide feedback and comments on the voucher programs
- Learn more about HASCO and the programs we have

## 2024-2025 Schedule

- ☒ Input Gathering Events with participants at HASCO office (and virtually)  
– July 2024
- ☒ Input Gathering Event with HASCO staff – October 2024
- ☒ November 13<sup>th</sup> and November 14<sup>th</sup> RAB meetings
- ☐ HASCO Board approved draft plan – December 17<sup>th</sup>, 2024
- ☐ 45 days of resident and public comment
- ☐ HASCO Board approves final plan – March 18<sup>th</sup>, 2025

# What We Do

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- We serve families throughout Snohomish County with 4,317 vouchers.
- Subsidize Housing Choice Vouchers & Project-Based Vouchers
  - Special Programs for Homeless, Elderly, Veterans, People with disabilities, Youth aging out of foster care

## Key Goals and Updates – Increase HASCO's Pool of Housing Vouchers

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- 29 more vouchers in use since December 2023, with 81 new voucher holders searching for a unit and 139 voucher holders moving.
- 25 additional VASH vouchers became effective in May
- HASCO applied for 50 additional FUP vouchers in 2024.

## Key Goals and Updates – Ensure housing opportunities , promote stabilities, strengthen community, and affirmatively further fair housing

- VAWA policies are being updated
- HASCO has reviewed 183 RA and 30 VAWA requests as of 10/30/2024
- Housing navigation and supportive services offered to 217 HCV participants.
- Offering services at 2 senior/disabled communities.

## Key Goals and Updates – Work with local community to determine needs and solutions

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- In Fall 2024, HASCO sponsored the first Oasis Game in North America with the Elos Institute
- HASCO coordinates with Snohomish County and the cities
- We serve on the Partnership to End Homelessness board

## Key Goals and Updates – Reduce The HCV program's environmental impact

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- HASCO is working with our software vendor to building and testing the online portal for use on annual and interim certifications.
- Communication through online channels has continued through 2024.
- Along with mass communication with participants through email notices and social media

## Key Goals and Updates – Provide service aligned with HASCO's Core Values

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- The Housing Team continued hiring and training new staff
- Department structure has stabilized with work being done in teams
- HASCO's Core Values are a guide for staff to act with high integrity.
- In 2024, HASCO earned high performer status in our audits.



# NEW Agency Plan Goals starting 2025

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- New goals were drafted through multiple input gathering events with participants and staff starting Summer 2024 through Fall 2024
- Great goals come from valuable participant and partner insight
- To those who participated in these events this year, thank you!

## Key Goals: Use HASCO resources to increase affordable housing options

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- Apply for additional vouchers as they become available
- Increase affordable housing stock

## Key Goals: Advocate for affordable housing and services in Snohomish County

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- Advocate for additional housing assistance for the growing senior population
- Advocate for homeownership assistance in the greater community
- Collaborate with partners to increase affordable housing stock
- Advocate for expansion of funding for affordable housing construction

## Key Goals: Inform the community on the needs of families who are homeless or rent-burdened

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Educate voucher holders, landlords, staff, and the public. Examples include:

- a. Providing opportunities for voucher holders to share their stories
- b. Educate groups on:
  - a. rights and responsibilities
  - b. changes and updates to the programs
  - c. access to technology and using the new portals
  - d. Source of Income discrimination
- Destigmatize vouchers

## Key Goals: Inform the community on the needs of families who are homeless or rent-burdened cont.

Promote statistics that support housing initiatives. Examples include:

- a. Over half of the community is rent-burdened
- b. Seniors are a growing population who are increasingly rent-burdened
- c. Rent increases are outpacing wage increases



Thank you for attending!

Questions and Discussion



## Public Comment Period

Comments Received February 12, 2025

D ■ A ■

I received an email from HASCO regarding a public comment they received, and one part caught my attention: "Advocate for homeownership assistance in the greater community." What does this mean? Is HASCO helping people achieve homeownership? I would like to learn more details about this.

K ■ B ■

I think new tenants should be inspected bi yearly and troubled homes. But every two or three years for tenants who have been in 5 years plus. Waste of time and money. In the current oval office is cutting back on funds. Cutting should be in office first, sorry but that's my opinion. Check on inspectors some of them aren't professional treating tenants like they are beneath them and don't follow rules. I can imagine some rat holes passing depending on the client. So that's my opinion.

D ■ F ■

Stop charging incredibly high application fees at your Coast managed properties. Make sure all Coast employees who manage HASCO owned properties are trained to comply with the ADA Title II, and RCW 49.60.222. Make sure your ADA compliance person, Chad Hansen, receives training to comply with the ADA Title II, and RCW 49.60.222. Make sure your fair hearing process comports with the due process requirements established in Goldberg v Kelly.

D ■ D ■

Have you ever heard of Housing Connections? A lot of housing authorities partner with them in Washington state as well Apartments communities like Avalon Communities and HNN that help screening that for their program who are on section 8 have a different screening criteria of credit or rental that helps families get into their apartment. I would love to be a part of the resident community.

S ■ W ■

I am writing in regards to housing voucher service funding. I am not the best at wording but I have a voice and I would like to be heard.

I have had a Section 8 housing voucher for going on 5 years now. When I first obtained my voucher I had 0 income. And each year I have progressed in life and in my social service career in a non profit. As a result each year my income has increased. However, I don't see it rising much above what it is now. Which could lead me to being reliant on the section 8 voucher for a portion of rent indefinitely.

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I would like to advocate for HASCO to implement a home ownership program (such as ones they have in place in other areas) in which Section 8 voucher recipients are able to use their voucher to subsidize a mortgage. If we were able to do that, not only does it take several years off of how long they will need to rely on the voucher, but it will also help to boost our economy. It will aid the recipient in becoming more independent and help to build generational wealth within their families.

If there is any further action I can take to advocate for this, please let me know.

Comments received February 13, 2025

M [REDACTED] H [REDACTED]

I had two failed inspections last year and the department withheld the state's portion of rent from my apartment complex until the requested repairs were made to the unit. There was never any follow-up on a third inspection to make sure that the repairs were actually made. They never were and some of them repairs for temporary fixes that didn't last. Just curious how the process should be done and why there wasn't any follow-through with me.

I also am curious with the voucher program why it can't be applied to permanent housing, like helping people purchase a home, townhouse, condo, etc. If we could calculate what someone could afford the same way. Then the money doesn't seem as wasted on just renting forever. I feel like this is something that's completely plausible.

J [REDACTED] M [REDACTED]

Honestly hasco saved my life my faith in community and trust in God. My mom and I were living on disability and relying on my grandma's income to survive. She passed and hasco gave us a voucher when there was no hope other than prayer. We survived a few years until she passed and I took over the voucher. I'm still struggling but no comparison to what life would be like without. I'm currently working part time as a horse caregiver and might have to pick up a second job. God is good. I love hasco. Thank you!!!

Comments received February 17, 2025

M [REDACTED] R [REDACTED]

I am a resident with HASCO and would like to submit my comments. More like requests. I would like HASCO to be more transparent with residents. For instance, I would like to receive the breakdown of how my rent is calculated. I only receive the rent notice. I've never received anything that shows how my rent is calculated. Just what my portion of my rent to pay.

1. I need to see if my expenses have been included and calculated correctly. I also need information of ALL, the expenses could be included and submitted for my annual review. I don't feel educated on everything or how this works.

Is there a packet? A resident meeting? Or a department that is available to help?

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2. I would also like to request better service. It takes so long to get problems resolved. Even when trying to contact Supervisors like Ms. Williams. She has never responded to any of my emails to her after I was given her email as the person to contact when a problem arises.

Account Managers could be more professional, polite, and knowledgeable. So there would be no need to contact a Supervisor.

I had to come to the office to find someone to resolve my problems. Luckily, there was someone available and willing.

3. I came to a meeting for Residents to give their input to HASCO. I thought that was going to be a regular thing. Or a Board or committee or something. Has that been scrapped for doing it this way, via email?

4. I have concerns due to the current Administration. Is the funding secure? Is my housing at risk? What should I do if it is? I appreciate the email I received prior to February that our funding was ok and not to worry. Is this still the case?

I'm just looking for everything to be peaceful and smooth so I don't have to worry.

Thank you for your time,

Comments received on February 19, 2025

R [REDACTED] W [REDACTED]

Good Afternoon Housing:

I am inquiring about the enclosed email I received regarding your advisory board. I have not previously attended a meeting. I was just wondering, it seems there is no mention of aiding those seeking employment or career training? I only ask because the status quo is that people on assistance do not want to or have no desire to work or educate themselves. With all the "oversharers" on social media, it has hit a hellstorm of misinformed appropriations. We all are at a standstill while "leadership" plays Game of Thrones with our lives!

Therefore, it is not missed on me that (we) people are under a grave amount of stress being pulled into an orbit of all directions. Those stressed feelings can then contribute to you not understanding your purpose or even seeing that you have one. A job or employment training doesn't (nor should it) guarantee one will automatically see that purpose, but it does allow temporary escape from the circus traps convoluting the mind. At least with employment training, it permits you to learn a new skill by interning before affirming; which can help to establishing a sense of control over one's livelihood.

Although I have sought inquiry in a previous email, I do not yet know what you do, I am just sharing thoughts, as I do believe you are likely committed toward favorable outcomes.

*Ways Home. Paths Forward.*



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P ■ B ■

Asking for HASCO to begin a program like King County HA's HASP (Housing Access Services Program)

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**RESOLUTION NO. 2540**  
**ADOPTING THE 2025-2029 FIVE-YEAR PUBLIC HOUSING AGENCY PLAN**

**WHEREAS**, the Department of Housing and Urban Development (HUD) requires the adoption of a 5-year and 1-year Public Housing Agency Plan by HASCO; and,

**WHEREAS**, this year, HASCO was required to prepare a new five-year plan for 2025-2029, and staff has worked with a committee comprised of residents and community-based organizations to draft the five-Year Agency Plan; and,

**WHEREAS**, the Five-Year Agency Plan has been prepared in accordance with HUD instructions, the required 45-day public comment period has passed, and the required Public Hearing has been held; and,

**WHEREAS**, the Board of Commissioners has considered public comments and testimony, if any, prior to adoption the Plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY** hereby adopts the Plan and directs staff to submit the Plan to the Department of Housing and Urban Development (HUD) by the required due date.

**DATED, this 18th day of March, 2025.**

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

*Luke Distelhorst*

Luke Distelhorst (Mar 18, 2025 15:43 PDT)

Luke Distelhorst, Chairperson

**SEAL**

**ATTEST**

*Ways Home. Paths Forward.*



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A handwritten signature in black ink, appearing to read "Laurie Olson".

Laurie Olson (Mar 13, 2025 09:05 PDT)

Secretary

*Ways Home. Paths Forward.*



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## Exhibit A: Winter 2025 Revisions to HASCO Administrative Plan

This summary document highlights the updated content in HASCO's Administrative Plan to be presented to the Board of Commissioners in January 2025.

### HOTMA 102/104

NMA released a revised Model Administrative Plan that was fully updated for HOTMA 102/104 in November 2023 in anticipation of the original January 1, 2024, HOTMA 102/104 compliance date. However, HUD pushed back the compliance date for HOTMA 102/104 twice, and we could not fully apply the revisions that the board approved in the last update.

This current environment creates challenges for agencies that must continue to operate their programs under pre-HOTMA 102/104 policies while also managing a version of their policy that can be used immediately upon the HOTMA 102/104 compliance date. Because the last two full revisions of the model plan already contained changes for HOTMA 102/104, to make updating our policies as simple as possible, they adapted the latest revision to apply to both pre-and post-HOTMA 102/104 requirements.

As usual, we could update our policies for most chapters in this revision. However, it was impossible for three of the chapters to apply to both pre-HOTMA 102/104 and HOTMA 102/104 requirements due to the extent of changes. As a result, **they provided two different versions of Chapters 6, 7, and 11.**

**HASCO is currently using the pre-HOTMA 102/104 version** of Chapters 6,7 and 11, labeled as the "A" version of each chapter with the policies we can use right now, before the transition to HOTMA 102/104. Once we transition to HOTMA 102/104, we will replace these with each chapter's "B" versions.

Further, per HUD's recent recommendation, NMA provided an appendix we are adding to the Admin Plan, specifically pointing out where HOTMA 102/104 policies have been included to help us navigate policy changes during the transition.

### HOTMA Voucher Final Rule

In May 2024, HUD released the HOTMA Voucher Final Rule, which is separate from HOTMA 102/104. While the rule does not require PHA policies to be updated until June 2025 at the latest, agencies must operate under the new provisions of the rule at various points throughout 2024 and 2025. To ensure that our policy matches our practice, this plan revision includes updates to reflect these changes now, which are included in all relevant chapters.

Further, this rule required a complete rewrite of Chapter 17 for the Project Based Voucher program. Changes to this chapter were so extensive that they did not provide redlines in this revision and are treating this as a new chapter.

**After reviewing and adapting it for our policies, we replaced our old Chapter 17 with this new version.**

### NSPIRE and HQS

To address the transition from HQS to NSPIRE that was supposed to occur in October 2024, in the last revision, NMA replaced the terms "HQS" and "housing quality standards" with "NSPIRE" anywhere in the plan that those terms were used with the understanding that HQS would sunset in October 2024. HUD has since made clear that the regulations for the HCV program will continue to use the term "HQS" and "housing quality standards" rather than "NSPIRE" as the general term for unit inspections in the regulations, even after the transition occurs. As a result, this revision reverts back to using the terms "HQS" and "housing quality standards" where applicable. **We revised all chapters in the Admin Plan as indicated by NMA since "HQS" and "housing quality standards" will continue to be used in program regulations into the future.**

# Overview of Changes in the Current Revision

Below is a high-level summary of the changes contained in this revision, organized by chapter.

## Introduction

- Added explanation of HOTMA changes throughout the policy document, including changes for Sections 102 and 104 and the HOTMA Voucher Final Rule.
- Added explanation of the use of HQS and NSPIRE in the policy document.

## Chapter 1

- Added information on the HOTMA Voucher Final Rule to the Overview and History of the Program.
- Updated terminology from NSPIRE to “minimum quality standards” per the HOTMA Voucher Final Rule.
- Added policies on increases and decreases in the payment standard to the list of required plan contents.

## Chapter 2

- Added additional examples to the list of reasonable accommodation types.

## Chapter 3

- Called out and added policies that will be effective prior to the PHA’s HOTMA 102/104 compliance date.
- Called out and added policies for HOTMA 102/104 that will become effective upon the PHA’s compliance date.
- Clarified policy language on live-in aides to better align with fair housing best practices.
- Added families eligible for VASH to the list of eligible applicant families.
- Clarified language regarding the EIV Income Report.

## Chapter 4

- This chapter contains only minor corrections and clarifications.

## Chapter 5

- Clarified fair housing and NSPIRE-related language throughout the chapter to bring the content current with the HOTMA Final Rule.

## Chapter 6

- Split Chapter 6 into two chapters: 6.A and 6.B. 6.A implemented pre-HOTMA

## Chapter 7

- Split Chapter 7 into two chapters: 7.A and 7.B. Chapter 7.A used pre-HOTMA

## Chapter 8

- Split Chapter 8 into two chapters: 8.A and 8.B.
- Implementing Chapter 8.B, which represents the policies the PHA will use upon the NSPIRE effective January 2025 and contains changes made to the previously released version of Chapter 8. This includes:
  - Updates for Notice PIH 2024-26.
  - An explainer on the continued use of the term *housing quality standards*.

- Various revisions for the HOTMA Voucher Final Rule. Policies effective prior to and upon specific effective dates are explicitly called out.

## Chapter 9

- Revisions to revert back to using the term *housing quality standards* as per the HOTMA Voucher Final Rule.
- Clarification regarding permitting the family to submit more than one request for tenancy approval at a time.
- Clarification regarding PHA-owned units.
- Clarifications regarding HAP contract execution.

## Chapter 10

- Added section on family moves due to unit deficiencies per the HOTMA Voucher Final Rule.
- Clarified policy regarding voucher issuance and term of the voucher.

## Chapter 11

- Split Chapter 11 into two chapters: 11.A and 11.B. Chapter 11.A used pre-HOTMA

## Chapter 12

- Added a callout to state that the section on failure to provide consent is effective upon the PHA's HOTMA 102/104 compliance date.
- Added a section on the asset limitation with a callout effective upon the PHA's HOTMA 102/104 compliance date.
- Clarification regarding insufficient funding.
- Reverted references to *housing quality standards*.
- Clarification of mandatory policy regarding termination for use of illegal drugs.

## Chapter 13

- Clarifications to bring content in line with the *HCV Landlord Strategies Guidebook*.
- Reverted references to *housing quality standards*.

## Chapter 14

- Reverted references to *housing quality standards*.
- Added a callout to state that the section on de minimis errors is effective upon the PHA's HOTMA 102/104 compliance date.

## Chapter 15

- Changes for the HOTMA Voucher Final Rule regarding manufactured home space rentals, eligible housing expenses, distribution of HAP, and single HAP to family.
- Reverted references to *housing quality standards*.
- Minor clarifications regarding homeownership counseling and homeownership assistance payments.

## Chapter 16

- Required revisions for the HOTMA Voucher Final Rule, including extensive revisions concerning payment standards and the use of SAFMRs.
- Reverted references to *housing quality standards*.

- Amended policy on repayment agreements to allow new debt to be combined with existing debt should a participant incur an additional overpayment while still repaying one.

## Chapter 17

- This chapter has undergone an extensive rewrite for the HOTMA Voucher Final Rule. As such, it contains no redlines and should be completely replaced.
- Updated property sheets for each PBV contract.

## Chapter 18

- Multiple clarifications to the section on FUP vouchers.
- Extensive changes to the VASH section to account for the requirements set forth in the *Federal Register* on August 13, 2024.
- Extensive changes to the Mainstream section to account for the requirements set forth in Notice PIH 2024-30.

## Glossary

- Called out various definitions for HOTMA. Definitions effective prior to and upon specific effective dates are explicitly called out.
- Reverted references to *housing quality standards*.

## Appendix

- Added a new appendix per recent HUD guidance to explicitly call out HOTMA 102/104 policies that are on hold until implementation.