



Resident Advisory Board

1pm, November 12th 2025

HASCO Office

Type of Meeting	In-Person
# of attendees	9 program participants, 9 HASCO staff
# of people who commented	7 participants commented throughout the presentation with some input from HASCO staff

The meeting took place in the Grand Canyon conference room at HASCO's office. 9 participants in HASCO's voucher programs attended with 9 HASCO staff also in attendance. Jodie Halsne, Tenant Based Assistance (TBA) Director presented and Sara O'Neill, TBA Administrative Specialist took notes. Also attending were Jenisa Story, Chief Operating Officer and Victor Caesar, Director of Development. They presented a real estate development update.

The meeting started at 1:05 after everyone had signed in, grabbed themselves a snack and water, then took a seat. The presentation began with an introduction and description of what the Resident Advisory Board (RAB) is for the attendees. Jodie went over the agenda and overview before giving the floor to Victor. He presented development updates by HASCO. This included timelines of two upcoming projects, one in Marysville, WA and another in Lynnwood, WA. Victor's presentation ended with opening it up to the group of what they look for in a building they would like to live in. What sorts of amenities they would like.

Some suggestions are listed below:

- Hobby areas. Person 1 said they do a lot of sewing, but an area that is great for doing arts and crafts would be most appreciated.
- Person 2 said that the dog park at her current apartment was very helpful. Person 3 also built on this note with a point to have enough dog waste receptacles around the property. Person 3 went on to suggest for allowing for reserving these spaces
- Person 3 said they thought community spaces at the apartments was a good idea, but also a separate crafting space would be good for sharing meals, events, watching sports events, etc. Maybe educational trainings or events in these community spaces as well.
- Person 4 mentioned that she likes the gardens she has seen in other apartment buildings. Community gardens for growing food. Multiple attendees spoke up in agreement on greenspaces.
- Person 1 said she really loves having access to a pool on a property, especially during the summer.
- Solar panels were suggested by Person 2, along with generators for kitchens.

Ways Home. Paths Forward.





- Good security was another suggestion from Person 5, citing the poor security at the apartment complex he currently lives in.
- There was discussion about parking. Person 1 asked for more reserved parking, other attendees talking about more disabled resident parking.
- Additional storage for residents was mentioned by Person 2

After Victor's presentation, Jenisa introduced the strategic plan HASCO is working on. HASCO wants to expand how many affordable units we own, the question she posed to the group was, "thinking across all of Snohomish County, where would you suggest building more housing?"

- Mountlake Terrace is a hotspot because of the lightrail, people are really looking to live there, Person 1 offered.
- Lynnwood and North Seattle, generally have a large need for more affordable housing.
- Edmonds
- Person 2 said between Arlington and Marysville. Twin Lake.
- More broadly, Person 2 and Person 3 suggested semi-rural areas, duplexes and triplexes to convert these. Again, interest in greenspace was expressed.

After the presentations by Victor and Jenisa, Jodie took over to take on the discussion regarding HASCO's goals and progress. The attendees were provided with printed write-ups of the presentations, to this end, questions and comments could happen with the data written out for the participants to give input on.

Using HASCO resources to increase affordable housing stock:

- Person 6 offered to provide her stories and experiences in hopes of educating the population about vouchers, as well as sharing with other voucher holders.
- Affordable homeownership process?
 - o Victor shared that HASCO has been gifted land that we are working with Habitat for Humanity on. There was interest in more information on this project. Marcus Showalter, manager of the Community Services department, said this was something that could go in his team's quarterly newsletter.

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

- Building off a suggestion made by Person 7, people sharing their experiences is a good idea, Person 1 said, "The public doesn't realize that this can happen to anyone, it happened to me."
 - o If people were interested in sharing their experience, they were encouraged to connect with Jenisa.
- During the meeting, HASCO's CEO, Laurie Olson joined to watch the presentation and discussion. She jumped in during this conversation to inform people that HASCO doesn't need donations, their voices are far more powerful. She then shared with them that she has been to Washington D.C. three times this year, as well as seeing our state representatives to speak about affordable housing. "Your stories can translate into government dollars."

Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



- Another final note from Person 7 was that they were happy the Landlord Engagement Specialist role exists because they find many landlords don't know how the program works and avoid working with voucher holders for this reason.

The meeting ended at 2:15pm.

Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



Resident Advisory Board

5pm, November 13th 2025
Microsoft Teams

Type of Meeting	Virtual
# of attendees	5 program participants, 6 HASCO staff
# of commenters	3 participants commented with some input from HASCO staff throughout

The virtual meeting took place through Microsoft Teams on November 13th at 5pm. There were seven attendees, along with Victor Caesar, Director of Development and Jenisa Story, Chief Operating Officer to host a short presentation on HASCO’s development plans and strategic plan. Jodie Halsne, Director of Tenant Based Assistance (TBA), presented and Sara O’Neill, TBA Administrative Specialist took notes. After Victor’s presentation, he opened up the conversation for input on amenities people looked for in units. While no one had any suggestions for amenities other than for washer and dryer in-unit, there was a question about government funding for vouchers.

Jenisa posed the same question to the virtual group as she did to the in-person about where someone would want to see more affordable housing.

- One response from Person 1 was that they were interested in Bellevue or Redmond, WA. It was clarified for the participant that those cities are outside HASCO’s jurisdiction.
- Person 2 said they were interested in single-family homes as opposed to apartments for rent, suggesting that as something for HASCO to expand into.

After Jenisa and Victor’s presentation, Jodie Halsne began to go over goals and progress on them over 2025.

Person 1 asked about funding ending and Jodie made it clear that the funding ending was for Emergency Housing Vouchers (EHVs) in 2026. She also reminded this voucher holder that the EHV program is different than the regularly Housing Choice Vouchers (HCVs, Section 8) “We are trying to work with the federal and state governments to keep that funding going and keep people housed.”

Person 2 posed the question of if HASCO has any properties in Everett. Jodie responded saying that Everett Housing Authority had jurisdiction over the city for properties within city limits, but HASCO voucher holders can still use their vouchers in the city or at their properties.

On the subject of HASCO using our resources in the community, Person 3 talked about her experience going to Olympia for affordable housing advocacy. She asked if that was something HASCO could do.

- Jodie responded that HASCO hasn’t organized events like this, however doing this sort of thing is very valuable, reiterating that participants and people telling their individual stories is great.

Ways Home. Paths Forward.





- The participant followed up by asking if residents are able to volunteer for outreach programs because she would like to talk to people who are on the program.
- A few participants gave their information to Jenisa in hopes of joining this.
- Person 4 gave another suggestion came for education nights at the different properties as something else to work towards for the education goal.

Person 3 asked for clarification about who to go to for questions about their vouchers. Jodie emphasized the housing@hasco.org contact. "We have doubled the staff on that team and are across the board within 48 hours on response time to calls and emails. If you want to make any changes or updates, connect with them," she told those attending the meeting.

- Person 1 shared his story of having difficulty getting in contact with his specialist. Jodie recommended a course of action to follow up again at least one more time with the specialist and if there is still no contact back to reach out to housing@hasco.org because they will respond back.

For the final question, Person 3 asked about the online portal for document submission. Jodie confirmed that we are still working with the vendor with hopes that will be live in the next year. The participant expressed interest in being a tester for the portal if they needed that.

General thanks went around the meeting before it was ended at 5:57 pm.

Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



HASCO Staff Contributions

January 2026

Cost savings

HASCO implemented numerous cost-saving measures in 2025 due to insufficient funding. In coordination with HUD's Shortfall Prevention Team (SPT), and allowing for reasonable accommodations and VAWA as appropriate, HASCO:

- Stopped issuing vouchers to new applicants, other than VASH, new FUP-FYI, and PBV
- Stopped absorbing port-ins and requested receiving PHAs to absorb port-outs
- Continued to ensure rent reasonableness on all units
- Continued to use PIC and EIV reports to uncover fraud or other potential HAP over-payments
- Denied ports to higher-cost PHAS and moves to higher-cost units within Snohomish County
- Denied HCV moves from PBV units, placing HCV requests on an interest list

To prevent a funding shortfall in 2026, HASCO will maintain the cost-saving actions outlined above through the end of calendar year 2026. Additionally, HASCO weighed the pros and cons of additional cost-saving options and plans to implement the following:

- Implement a minimum \$50 rent. This means that all families will continue to pay at least 30% of their income toward their rent. If 30% of their income is less than \$50, their rent portion will be set at the minimum \$50.
- Complete interim recertifications for income increases. Since 2018, HASCO has waited until a family's next annual recertification to apply income increases to families that already have income. Going forward, HASCO will complete an interim recertification for all income increases.

Emergency Housing Vouchers:

HASCO plans to implement all HUD waivers and approvals to preserve Emergency Housing Voucher (EHV) assistance beyond 2026. This includes, but is not limited to, adding EHV participants to the HCV waiting list and using a local preference to select them for an HCV before the EHV terminates.

Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



2025-2029 Agency Plan

Year 2 Update

Resident Advisory Board Meeting

Agenda

- Overview of plan and HASCO's housing programs
- Understanding RAB's role
- Real Estate Development Update with Victor Caesar, Director of Development
- Review HASCO's goals and progress

Housekeeping

- This meeting is both a presentation and a discussion, we want to hear your feedback and questions.
- However, please save them for when the presenter has indicated they are taking questions.
- Please remember to pick up any trash
- Thank you for joining the Resident Advisory Board!

Housekeeping - Virtual

- 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 it 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

What We (TBA) Do

- We serve families throughout Snohomish County with 4,303 vouchers.
- Subsidize Housing Choice Vouchers & Project-Based Vouchers
 - Special Programs for Homeless, Elderly, Veterans, People with disabilities, Youth aging out of foster care

RAB's Role?

- Review the draft plan
 - HASCO's goals and progress made over the last year
- Provide feedback and comments on the voucher programs and goals
- Learn more about HASCO and the programs we have

What is the Agency Plan?

- HUD requirement: A 5-year plan.
- Updated Annually
- A guide for our policies, programs, and goals
- Process includes participant and community feedback

2025-2026 Schedule

- November 12th and November 13th RAB meetings
- HASCO Board approves draft plan – December 16th, 2025
- Start 45 days of resident and public comment – January 21st, 2026
- HASCO Board approves final plan – March 17th, 2026



Real Estate Development Update

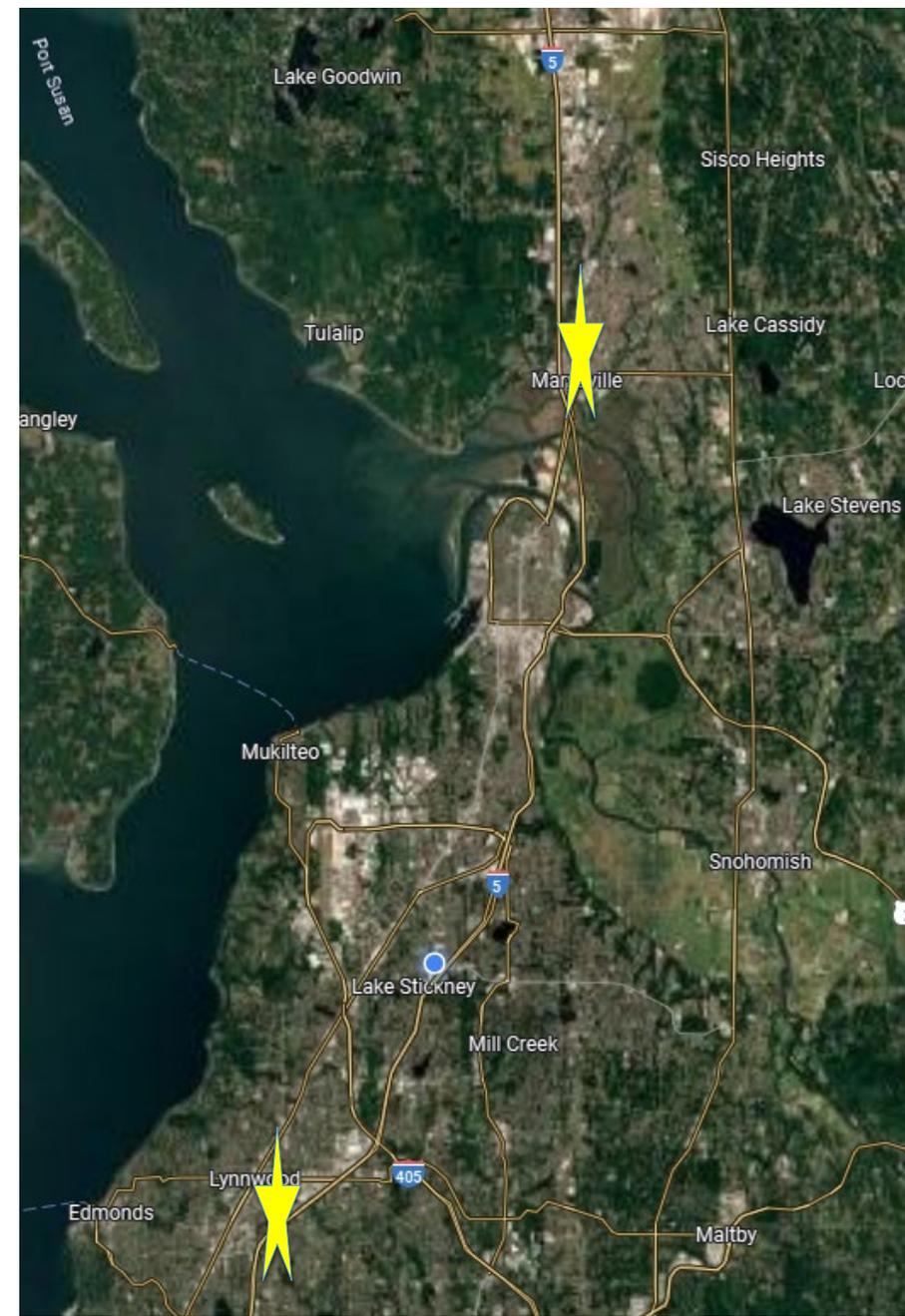
Resident Advisory Board Presentation

Prepared by: Victor Caesar, Director of Development

November 2025

Ways Home. Paths Forward.

OVERVIEW



Cedar and Grove – Marysville, Washington

Address: 1094 Cedar Avenue

Nearby Amenities:

- Safeway Grocery Store
- Police and Fire Station
- Comeford Park
- US Postal Service
- Banks
- Healthcare Clinic
- Pharmacy

Transit Access:

- Route 904 & 907 (access to Stanwood, Arlington, Everett, and Lynnwood City Center Station)



Cedar & Grove – Marysville, Washington

The Project:

- 124 Units of Affordable Housing (30 1-BR, 78 2-BR, & 16 3-BR Units)
- Affordable to households earning at or below 60% of the Area Median Income (“AMI”) with a 20% set-aside for households at 50% AMI
- Community Amenities: On site staff, community room, fitness center, game room, computer room, library, garden beds.



Cedar & Grove – Marysville, Washington

January 2026
Submit Building
Application

June 2027
Begin Leasing Units

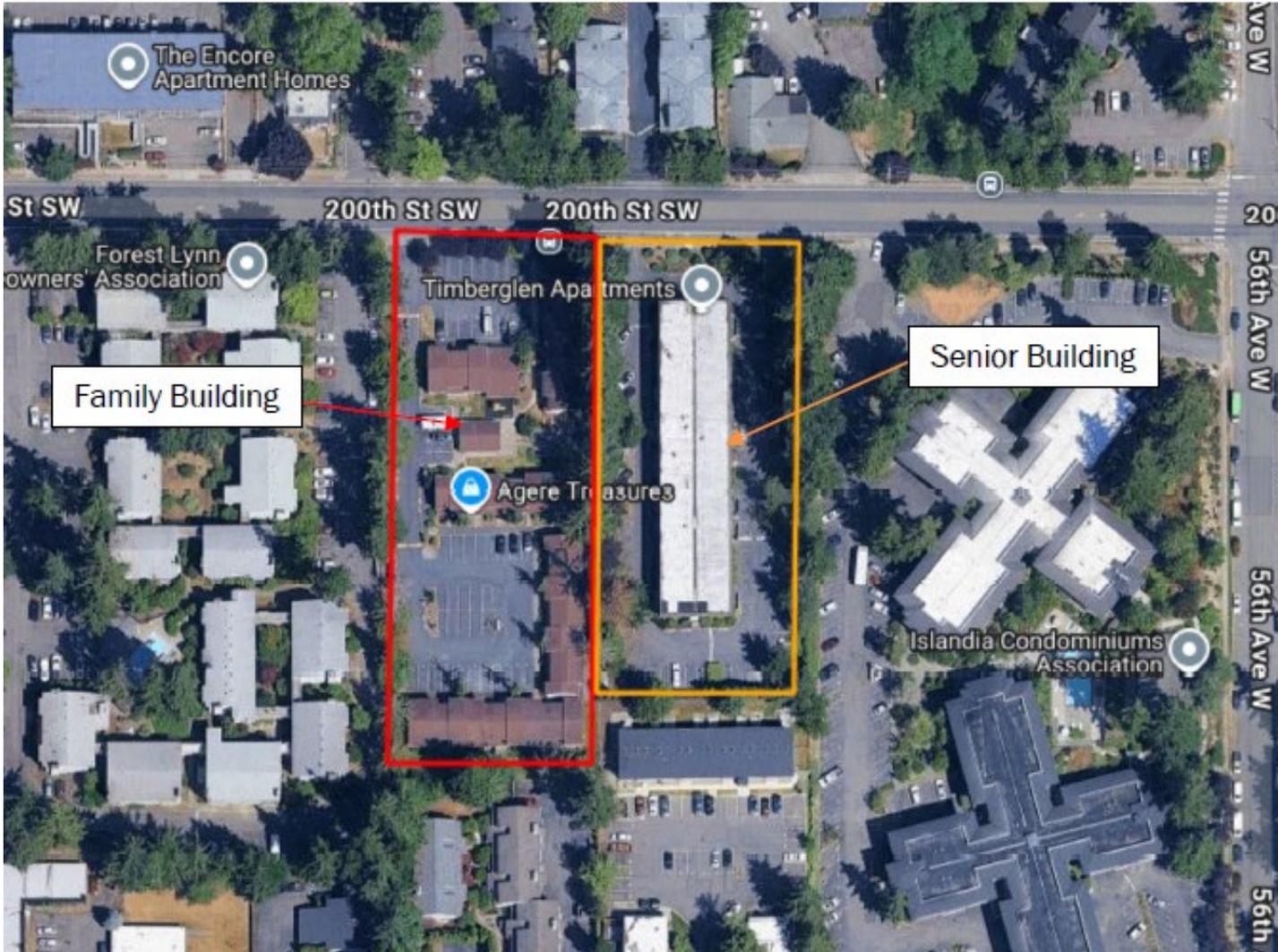
November 2025
Community
Engagement

May 2026
Groundbreaking

November 2027
Project Completion



200th Street – Lynnwood, Washington



Address: 5710 & 5714 200th Street

Nearby Amenities:

- Trader Joe's Grocery Store
- Fitness Centers
- Scriber Lake Park
- US Postal Service
- Banks
- Healthcare Clinic
- Pharmacy

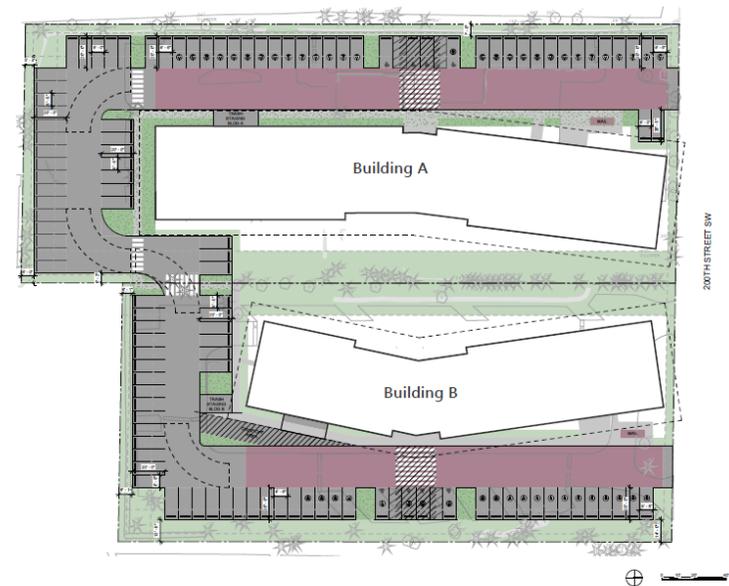
Transit Access:

- Route 114 (access to Edmonds College Transit Center, Aurora Village Transit Center, Lynnwood City Center Station)

200th Street – Lynnwood, Washington

The Project:

- 120 Units of Affordable Housing
- Family Building: Affordable to households earning at or below 60% of the Area Median Income (“AMI”) with a 20% set-aside for households at 50% AMI
- Senior Building: Half of the building will be affordable to seniors 55+ earning at or below 30% AMI and the remaining units will target 40% and 60% AMI seniors.
- Community Amenities: On site staff, community room, game room, computer room, library, garden beds.



200th Street – Lynnwood, Washington

March 2026
Submit Building
Application

November 2026
Groundbreaking

March 2028
Begin Leasing Units

November 2025
Community
Engagement

May 2028
Project Completion



Site Amenities









Feedback and Discussion



Key Goals and Updates

Key Goals and Updates – Use HASCO resources to increase affordable housing options

Apply for additional vouchers as they become available

- Advocated for continued funding for EHV's (Emergency Housing Vouchers)
- Piloting local voucher program
- Applied for 11 more FYI (Foster Youth Initiative) vouchers and received funding for 4 and commitment for 7 new ones.

Increase affordable stock

- Strategic planning to establish priorities and options for increase housing stock responsibly.

Key Goals and Updates – Advocate for affordable housing and services in Snohomish County

Advocated for additional assistance for the growing senior population

- Included in the activities for the goal to inform the community on the needs of families who are homeless or rent-burdened

Advocated for homeownership assistance in the greater community

- Developed tool for Everett Planning & Development Services to better calibrate inclusionary zoning set aside affordable units vs dollars per square feet fee
- Collaborate with partners to increase affordable housing stock
- Initiated conversations with Sheriff's Office to better estimate community and fiscal impacts of the end of various federal programs, resulting in increasing homelessness.

Key Goals and Updates – Advocate for affordable housing and services in Snohomish County cont.

- Met with the Washington West African Center (WAWAC) to learn more about their work and potential opportunities
- Advocate for the expansion of funding for affordable housing construction
- A representative from HASCO participated in the core team developing a revision to HB 1974 relating to housing benefit districts, now focused on the concept of land banking in Washington State

Key Goals and Updates – Inform the community on the needs of families who are homeless or rent-burdened

Educate voucher holders, landlords, staff, and the public

- HASCO has participated in multiple events at tables sharing community information
- National Night Out, Everett Pride, Mariner Fest, Woodway Town Fair, and more as examples. The Community Services team also works to share information about make connections with community resources.
- The Landlord Engagement Specialist has hosted several landlord educations webinars on topics including SAFMRs (Small Area FMRs) and the landlord mitigation program

Key Goals and Updates – Inform the community on the needs of families who are homeless or rent-burdened cont.

Promote statistics that support housing initiatives

- Presentations have been done throughout the region: Snohomish County Tomorrow, Pacific Northwest Economic Regional Council, Marysville Diversity Commission, Tulalip Tribal Governance Board, and Lynnwood and Arlington City Councils.
- Top-line housing (un)affordability statistics have been communicated to Senators Patty Murray and Maria Cantwell.



Thank you for joining!

Questions and Discussion