



MEETING NOTICE

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

**DATE: Tuesday, March 17, 2026
TIME: 12:00 PM
LOCATION: HASCO Main Office
12711 4th Ave W
Everett, WA 98204**

AGENDA

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

CONSENT ITEMS

- C. APPROVE** Agenda for the March 17, 2026, Regular Meeting.....1
- D. ACTION** Minutes of the February 17, 2026, Special Meeting.....2
- E. Resolution No. 2568** Authorizing Payment of February 2026 Expenditures.....5

ACTION ITEMS

- F. Resolution No. 2569** Adopting the 2026-2027 Public Housing Agency Plan Update.....12

INFORMATION ITEMS

- G.** Strategic Plan Presentation
- H.** Legal Counsel Report
- I.** Commissioners’ Report
- J.** Chief Executive Officer Report

ADJOURNMENT

Ways Home. Paths Forward.





The Special Meeting of the Board of Commissioners was convened at 12:00 pm on Tuesday, February 17, 2026 at Allegro Apartments in Lynnwood.

Present: Commissioner Alonzo
Commissioner Wallace
Commissioner Redmon
Commissioner Metzger-Utt
Commissioner Kadir-Jensen
Commissioner Distelhorst

Staff: Laurie Olson, Chief Executive Officer
Jenisa Story, Chief Operating Officer
Victor Caesar, Director of Development
Jodie Halsne, Director of Tenant Based Assistance
Mo Drayton, Director of Internal Legal Affairs
Chris Collier, Director of Government Relations
Chris Jowell, Real Estate Controller
Wendy Dougherty, Controller
Mindy Wilson, Assistant Director of Property Management
Jenn Lehmann, Executive Assistant

Legal: Faith Pettis, Pacifica Law Group

PUBLIC COMMENT

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

CONSENT ITEMS

Commissioner Redmon moved for approval of consent items. Commissioner Metzger-Utt seconded, and the motion passed unanimously to adopt the following:

Item C. APPROVE Agenda for the February 17, 2026 Special Meeting

Ways Home. Paths Forward.





Item D. ACTION Minutes of the January 14, 2026 Special Meeting

Item D. Resolution No. 2556 Authorizing Payment of December 2025 and January 2026 Expenditures

INFORMATION ITEMS

Item E. Legal Counsel Report

Faith reported there has been a lot of work that has gone into the Allegro purchase and acknowledged the successful closing.

Item F. Commissioners' Report

Joe shared he had the honor of attending the first HASCO all-staff meeting in January. He stated it was a pleasure to be present with the whole staff and see how engaged they are, and how much they care about the work they do. During his visit he was able to speak with a lot of the staff one-on-one and heard about how much they love HASCO and the leadership at the agency. Joe felt there was a lot of value to the day.

Item G. Chief Executive Officer Report

Laurie opened by welcoming the Board of Commissioners to HASCO's newest property, The Allegro in Lynnwood. HASCO very recently closed on the property, and the Coast staff have been highly efficient and adaptable in managing a very smooth transition. We have received positive responses from the press on this purchase.

HASCO received a \$50,000 grant donation from Beneficial Bank for ongoing rehab work. We were able to purchase new stoves for our tenants at Willow Run with these funds. Additionally, the implementation of stove fire suppression devices will be enacted across all properties. So far, all 3rd Party-Managed properties are finished, and we are waiting on a few internal-managed properties to finish installing theirs.

Laurie and Joe will be presenting at Senator Murray's press announcement to talk about the budget. HUD has spoken about changing the funding for the Emergency Housing Voucher (EHV) program, and Senator Murray has put protections in place prohibiting HUD from

Ways Home. Paths Forward.





eliminating vital funding. These protections allow us to transition EHV's into Housing Choice Vouchers (HCVs), which allows us to continue supporting 60 households.

Laurie and Chris Collier will be attending the AWA Winter Meeting in Olympia. They will also be meeting with David Frockt, deputy policy director from Governor Ferguson's office, to request a state of emergency for affordable housing.

Chris Collier shared that he will be presenting this week at the Lynnwood City Council Retreat. He has also been invited to present in Skagit County to talk about what's going on in housing affordability. Next week, Laurie will be meeting with Mayor Hurst to discuss future housing developments in Lynnwood. Chris shared that the Allegro purchase has activated a lot of positive responses from representatives.

Jenisa shared an operations update, stating that the last Tuesday of January was the annual Point in Time (PIT) Count, held at the HASCO main office. The PIT count is a national day to collect accurate data points to learn about the unhoused people in our community. We also held a resource fair at the same time, along with DSHS and other partner agencies. We received a donation of 2,800 pairs of Bomba socks to hand out, along with blankets, socks, coats, and many other needed items. By the end of the day, HASCO served over 100 people, a significant increase from previous years. Despite the chilly temperatures, it was a successful outdoor event with our partner agencies, as well as a great turnout for staff with over 30 people volunteering!

Victor closed with a development update, starting with the 200th Street project. HASCO was awarded 9% Low Income Housing Tax Credits, State of Washington Housing Trust Fund, and Connecting Housing to Infrastructure Program. Staff met with the City of Lynnwood for a pre-application meeting. Impact fees are higher than anticipated, and continued geotechnical monitoring is indicating the need for a costly stormwater management system. The project is still financially feasible, but staff will closely monitor cost implications.

Regarding the Marysville project, the Hearing Examiner approved multiple variances for the project, so the project can now move forward with submission for building permits. The project was also awarded Connecting Housing to Infrastructure Program funds, and our development consultant is currently working with the City of Marysville to use the funds for SDC Waivers. The development team is also close to selecting a LIHTC Investor for the project and will then be submitting the LIHTC application in early March.

Ways Home. Paths Forward.





ADJOURNMENT

The meeting was adjourned at 12:59 pm.

Joe Alonzo, Chairperson

SEAL
ATTEST

Secretary

Ways Home. Paths Forward.



Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: February 2026

***I have reviewed the attached expenditures listing totaling
\$10,415,419.96 and have indicated any changes to be made.
I hereby approve payment of the expenditures.***

Laurie Olson - Chief Executive Officer

Prepared by: DeAnna Copper

AFFORDABLE HOUSING PAYABLE LOG

Property Name	Date	Amount	Description	Date wired
Allegro	02/23/26	\$1,280.00	2/23/26 Past Payables	02/26/26
Allegro	02/23/26	\$5,557.00	2/23/26 Payables	02/26/26
Allegro	02/25/26	\$7,236.63	2/27/26 Payroll	02/26/26
Allegro Total		\$14,073.63		
Autumn Chase	02/02/26	\$29,056.01	2/2/26 Payables	02/05/26
Autumn Chase	02/06/26	\$12,613.23	2/9/26 Payables	02/12/26
Autumn Chase	02/11/26	\$7,295.28	2/13/26 Payroll	02/12/26
Autumn Chase	02/17/26	\$36,457.49	2/17/26 Payables	02/19/26
Autumn Chase	02/23/26	\$396.10	2/23/26 Payables	02/26/26
Autumn Chase	02/25/26	\$7,850.06	2/27/26 Payroll	02/26/26
Autumn Chase Total		\$93,668.17		
Bristol Square	02/02/26	\$15,881.33	2/2/26 Payables	02/05/26
Bristol Square	02/06/26	\$29,217.99	2/9/26 Payables	02/12/26
Bristol Square	02/11/26	\$9,059.71	2/13/26 Payroll	02/12/26
Bristol Square	02/17/26	\$33,632.65	2/17/26 Payables	02/19/26
Bristol Square	02/23/26	\$6,922.78	2/23/26 Payables	02/26/26
Bristol Square	02/25/26	\$8,942.27	2/27/26 Payroll	02/26/26
Bristol Square Total		\$103,656.73		
Carvel	02/02/26	\$8,546.43	2/2/26 Payables	02/05/26
Carvel	02/06/26	\$72,941.04	2/9/26 Payables	02/12/26
Carvel	02/11/26	\$17,744.69	2/13/26 Payroll	02/12/26
Carvel	02/17/26	\$21,694.78	2/17/26 Payables	02/19/26
Carvel	02/23/26	\$13,386.86	2/23/26 Payables	02/26/26
Carvel	02/25/26	\$13,834.13	2/27/26 Payroll	02/26/26
Carvel Total		\$148,147.93		
Ebey Arms	02/02/26	\$6,437.70	2/2/26 Payables	02/05/26
Ebey Arms	02/06/26	\$4,628.32	2/9/26 Payables	02/12/26
Ebey Arms	02/11/26	\$4,424.80	2/13/26 Payroll	02/12/26
Ebey Arms	02/17/26	\$6,039.24	2/17/26 Payables	02/19/26
Ebey Arms	02/23/26	\$18,052.95	2/23/26 Payables	02/26/26
Ebey Arms	02/25/26	\$4,723.68	2/27/26 Payroll	02/26/26
Ebey Arms Total		\$44,306.69		
Edmonds Highlands	02/02/26	\$1,998.01	2/2/26 Payables	02/05/26
Edmonds Highlands	02/06/26	\$34,848.54	2/9/26 Payables	02/12/26
Edmonds Highlands	02/11/26	\$7,176.01	2/13/26 Payroll	02/12/26
Edmonds Highlands	02/17/26	\$9,574.34	2/17/26 Payables	02/19/26
Edmonds Highlands	02/23/26	\$16,202.62	2/23/26 Payables	02/26/26
Edmonds Highlands	02/25/26	\$7,735.19	2/27/26 Payroll	02/26/26
Edmonds Highlands Total		\$77,534.71		
Madison Park	02/02/26	\$37,299.20	2/2/26 Payables	02/05/26
Madison Park	02/06/26	\$11,635.24	2/9/26 Payables	02/12/26
Madison Park	02/11/26	\$11,550.81	2/13/26 Payroll	02/12/26
Madison Park	02/17/26	\$15,158.04	2/17/26 Payables	02/19/26
Madison Park	02/23/26	\$40,770.68	2/23/26 Payables	02/26/26
Madison Park	02/25/26	\$10,409.23	2/27/26 Payroll	02/26/26
Madison Park Total		\$126,823.20		
Millwood Estates	02/02/26	\$17,510.20	2/2/26 Payables	02/05/26
Millwood Estates	02/06/26	\$23,896.45	2/9/26 Payables	02/12/26
Millwood Estates	02/11/26	\$22,108.89	2/13/26 Payroll	02/12/26
Millwood Estates	02/17/26	\$145,070.04	2/17/26 Payables	02/19/26
Millwood Estates	02/23/26	\$6,696.21	2/23/26 Payables	02/26/26
Millwood Estates	02/25/26	\$21,715.19	2/27/26 Payroll	02/26/26
Millwood Estates Total		\$236,996.98		

Property Name	Date	Amount	Description	Date wired
Olympic View	02/02/26	\$12,057.68	2/2/26 Payables	02/05/26
Olympic View	02/06/26	\$5,673.06	2/9/26 Payables	02/12/26
Olympic View	02/11/26	\$3,558.96	2/13/26 Payroll	02/12/26
Olympic View	02/17/26	\$24,771.61	2/17/26 Payables	02/19/26
Olympic View	02/23/26	\$1,223.49	2/23/26 Payables	02/26/26
Olympic View	02/25/26	\$3,172.12	2/27/26 Payroll	02/26/26
Olympic View Total		\$50,456.92		
Raintree Village	02/02/26	\$4,270.55	2/2/26 Payables	02/05/26
Raintree Village	02/06/26	\$5,354.26	2/9/26 Payables	02/12/26
Raintree Village	02/11/26	\$6,777.56	2/13/26 Payroll	02/12/26
Raintree Village	02/17/26	\$27,876.50	2/17/26 Payables	02/19/26
Raintree Village	02/23/26	\$6,635.19	2/23/26 Payables	02/26/26
Raintree Village	02/25/26	\$6,889.74	2/27/26 Payroll	02/26/26
Raintree Village Total		\$57,803.80		
Sound View	02/02/26	\$57,682.08	2/2/26 Payables	02/05/26
Sound View	02/06/26	\$1,510.49	2/9/26 Payables	02/12/26
Sound View	02/11/26	\$3,556.30	2/13/26 Payroll	02/12/26
Sound View	02/17/26	\$6,345.64	2/17/26 Payables	02/19/26
Sound View	02/23/26	\$2,744.85	2/23/26 Payables	02/26/26
Sound View	02/25/26	\$3,166.79	2/27/26 Payroll	02/26/26
Sound View Total		\$75,006.15		
Valley Commons	02/02/26	\$6,449.70	2/2/26 Payables	02/05/26
Valley Commons	02/06/26	\$4,529.10	2/9/26 Payables	02/12/26
Valley Commons	02/11/26	\$2,186.43	2/13/26 Payroll	02/12/26
Valley Commons	02/17/26	\$2,401.68	2/17/26 Payables	02/19/26
Valley Commons	02/23/26	\$5,977.26	2/23/26 Payables	02/26/26
Valley Commons	02/25/26	\$2,176.72	2/27/26 Payroll	02/26/26
Valley Commons Total		\$23,720.89		
Westend II	02/02/26	\$311.19	2/2/26 Payables	02/05/26
Westend II	02/06/26	\$1,929.29	2/9/26 Payables	02/12/26
Westend II	02/11/26	\$5,219.27	2/13/26 Payroll	02/12/26
Westend II	02/17/26	\$3,082.42	2/17/26 Payables	02/19/26
Westend II	02/23/26	\$1,476.99	2/23/26 Payables	02/26/26
Westend II	02/25/26	\$2,371.32	2/27/26 Payroll	02/26/26
Westend II Total		\$14,390.48		
Grand Total		\$1,066,586.28		

ItemDate	PayeeName	CheckNumber	ItemAmount
2/2/2026	KeyBank National Association		(48,734.67)
2/2/2026	Berkadia		(45,456.83)
2/2/2026	Colliers		(49,438.77)
2/2/2026	Beneficial State Bank		(22,224.57)
2/2/2026	Beneficial State Bank		(34,379.96)
2/2/2026	Banner Bank		(19,971.57)
2/2/2026	Banner Bank		(4,662.88)
2/4/2026	KeyBank National Association		(38,589.03)
2/5/2026	ppe 31Jan26 pd 06Feb26		(99,036.82)
2/5/2026	ppe 31Jan26 pd 06Feb26		(260,109.16)
2/6/2026	Allegro		(500.00)
2/6/2026	AC Blackpoint Acquisition Inc	729002	(20.00)
2/6/2026	ADP Inc		(2,780.82)
2/6/2026	Alliance Technologies LLC	729003	(5,650.00)
2/6/2026	Angela Seay		(207.86)
2/6/2026	Associated Glass Inc	729004	(1,020.49)
2/6/2026	Carahsoft Technology Corporation		(122,153.60)
2/6/2026	Clearview Glass Company Inc	729005	(900.00)
2/6/2026	Cynthia Govan		(14.50)
2/6/2026	Daily Journal Of Commerce Inc	729006	(412.50)
2/6/2026	Department of Retirement Systems		(49,813.37)
2/6/2026	ELCFA LLC	729007	(719.68)
2/6/2026	Emphasys Computer Solutions	729008	(625.00)
2/6/2026	First American Title Insurance Company	729009	(525.00)
2/6/2026	Four Corners LLC	729010	(90.00)
2/6/2026	HD Supply Facilities Maintenance LTD	729011	(445.45)
2/6/2026	Judd & Black	729012	(668.95)
2/6/2026	Lineage Tree Care LLC	729013	(8,500.00)
2/6/2026	Mission Square Retirement		(792.00)
2/6/2026	Oxford House Brier	729014	(4,160.00)
2/6/2026	PUD No 1 of Snohomish County	729015	(4,217.46)
2/6/2026	Sound Security Inc	729016	(560.41)
2/6/2026	Transworld Systems Inc	729017	(369.61)
2/6/2026	USDA		(4,167.51)
2/6/2026	Washington Roofing Services	729018	(7,470.00)
2/6/2026	Washington State Health Care Authority	729019	(170,863.65)
2/6/2026	Waterplace Hotel LLC	729020	(10,205.30)
2/9/2026	KeyBank National Association		(1,203.22)
2/10/2026	JP Morgan Chase		(46,896.98)
2/11/2026	Kathy G Duncan	729045	(700.00)
2/11/2026	PUD No 1 of Snohomish County	729050	(974.23)
2/11/2026	Sharon N Bennett	729046	(200.00)
2/11/2026	Vanessa M Dold	729047	(2,500.00)
2/11/2026	Wanda E Grossnickle	729048	(32.00)
2/11/2026	Yasir Avanti Myers	729049	(150.00)
2/12/2026	ADP Inc		(12.00)
2/13/2026	5 Star Services Inc		(400.00)
2/13/2026	Affordable Renovations Inc	729021	(10,600.00)
2/13/2026	Apollo Plumbing LLC	729078	(43,217.00)
2/13/2026	Brinton Business Ventures Inc	729023	(19.95)
2/13/2026	Cellco Partnership	729025	(1,375.90)

ItemDate	PayeeName	CheckNumber	ItemAmount
2/13/2026	Cintas Corporation No 2	729026	(318.70)
2/13/2026	City of Snohomish	729027	(3,513.87)
2/13/2026	Clearview Glass Company Inc	729028	(450.00)
2/13/2026	DeAnna Copper		(1,174.90)
2/13/2026	FireAvert LLC	729029	(18,397.84)
2/13/2026	HD Supply Facilities Maintenance LTD	729030	(2,185.56)
2/13/2026	Iris Group Holdings LLC	729031	(139.93)
2/13/2026	Iron Mountain Inc		(789.06)
2/13/2026	Joshua K McStott	729032	(4,435.00)
2/13/2026	Mariner Square Owners Association	729034	(5,055.19)
2/13/2026	Philadelphia Insurance Companies	729035	(2,650.00)
2/13/2026	PUD No 1 of Snohomish County	729036	(6,407.40)
2/13/2026	Puget Sound Energy	729037	(443.83)
2/13/2026	Refinishing Solutions LLC	729038	(710.00)
2/13/2026	Rentokil North America Inc	729039	(500.00)
2/13/2026	Samantha Skala		(111.58)
2/13/2026	Steel Bison Security LLC	729040	(2,142.00)
2/13/2026	Stephanie Page		(67.35)
2/13/2026	Troy Delaney		(85.00)
2/13/2026	U S Bank	729041	(1,125.00)
2/13/2026	Washington Housing Authority Accounting Professionals	729042	(150.00)
2/13/2026	West Publishing Corporation	729043	(547.96)
2/13/2026	Woodburn Company		(616.95)
2/19/2026	FCP Home Sales LLC		(104,918.58)
2/19/2026	ppe 14Feb26 pd 20Feb26		(99,126.09)
2/19/2026	ppe 14Feb26 pd 20Feb26		(260,402.98)
2/20/2026	5 Star Services Inc		(12,000.00)
2/20/2026	April Nielsen		(625.07)
2/20/2026	Bickford Motors Inc	729051	(1,983.88)
2/20/2026	Broadway Plaza LLLP	729052	(1,445.00)
2/20/2026	Cintas Corporation No 2	729053	(198.22)
2/20/2026	City of Arlington	729054	(5,365.00)
2/20/2026	City of Lynnwood	729055	(6,753.17)
2/20/2026	City of Mountlake Terrace	729056	(29,968.08)
2/20/2026	City of Stanwood	729057	(3,526.41)
2/20/2026	Department of Retirement Systems		(49,860.42)
2/20/2026	FireAvert LLC	729058	(31,586.10)
2/20/2026	HD Supply Facilities Maintenance LTD	729059	(1,028.81)
2/20/2026	JMC Cabinets & Interiors Inc.	729060	(20.29)
2/20/2026	Judd & Black	729061	(135.00)
2/20/2026	Kara Clawson		(14.50)
2/20/2026	Key Northwest LLC	729062	(4,150.00)
2/20/2026	Lake Stevens Sewer District	729063	(13,020.91)
2/20/2026	Mission Square Retirement		(792.00)
2/20/2026	New Life Flooring Inc	729064	(7,890.18)
2/20/2026	OK Roofing Inc	729065	(2,065.00)
2/20/2026	Online Information Services	729066	(861.60)
2/20/2026	Pacifica Law Group LLP	729067	(24,248.50)
2/20/2026	PUD No 1 of Snohomish County	729068	(611.83)
2/20/2026	Rentokil North America Inc	729069	(437.33)
2/20/2026	Republic Services Inc	729070	(2,365.93)

ItemDate	PayeeName	CheckNumber	ItemAmount
2/20/2026	Rexel Inc	729071	(252.99)
2/20/2026	Sam Bowman		(326.86)
2/20/2026	State of Washington	729072	(2,778.43)
2/20/2026	Team Car Care LLC	729073	(116.97)
2/20/2026	Transworld Systems Inc	729074	(369.48)
2/20/2026	U S Bank	729075	(76.00)
2/20/2026	Waste Management - Northwest	729076	(20,326.06)
2/20/2026	Wave Broadband	729077	(1,223.88)
2/24/2026	Department of Licensing		(15.00)
2/27/2026	AC Blackpoint Acquisition Inc	729080	(279.00)
2/27/2026	ADP Inc		(889.60)
2/27/2026	Alderwood Water & Wastewater District	729081	(13,621.70)
2/27/2026	American Family Life Assurance Company		(1,612.17)
2/27/2026	Answerline Communications Inc	729082	(345.00)
2/27/2026	Bobby Simpson		(169.87)
2/27/2026	Bosch Electric Inc	729083	(9,435.81)
2/27/2026	Carahsoft Technology Corporation		(14.99)
2/27/2026	CBS Reporting Inc	729084	(351.00)
2/27/2026	Cintas Corporation No 2	729085	(284.86)
2/27/2026	City of Lynnwood	729086	(25,053.28)
2/27/2026	City of Marysville	729087	(10,272.20)
2/27/2026	Elizabeth Dewey		(15.81)
2/27/2026	Emphasys Computer Solutions	729088	(1,348.75)
2/27/2026	Environmental Works	729089	(1,562.35)
2/27/2026	Federal Express	729090	(25.97)
2/27/2026	Four Corners LLC	729091	(578.63)
2/27/2026	Granite Telecommunications LLC	729092	(1,415.93)
2/27/2026	HD Supply Facilities Maintenance LTD	729093	(5,857.14)
2/27/2026	Housing Enterprise Insurance Company Inc	729094	(265,446.91)
2/27/2026	Jades Jet City Carpet Cleaning Inc	729095	(150.00)
2/27/2026	Joshua K McStott	729096	(2,747.00)
2/27/2026	Judd & Black	729097	(30,375.00)
2/27/2026	Latisha Metoyer		(1,138.47)
2/27/2026	Leigh Ann Coleman		(279.05)
2/27/2026	Mark Papritz		(431.67)
2/27/2026	Maurice Drayton		(469.78)
2/27/2026	Olsen Law Firm PLLC	729098	(340.00)
2/27/2026	Pacific Northwest Regional Council	729099	(1,110.00)
2/27/2026	Pitney Bowes Inc		(4,018.40)
2/27/2026	PUD No 1 of Snohomish County	729100	(5,811.14)
2/27/2026	Refinishing Solutions LLC	729101	(1,320.00)
2/27/2026	Rentokil North America Inc	729102	(804.13)
2/27/2026	Sam Bowman		(150.00)
2/27/2026	Snohomish County	729103	(1,043.10)
2/27/2026	Snohomish County	729104	(916.00)
2/27/2026	State Auditors Office	729105	(33,427.43)
2/27/2026	State Street Housing Associates Two LLC	729106	(1,707.00)
2/27/2026	The Sherwin-Williams Company	729107	(32.96)
2/27/2026	Total Landscape Corporation	729108	(20,616.25)
2/27/2026	Warren Watts Technology	729109	(1,630.00)
2/27/2026	Wave Broadband	729110	(377.40)

ItemDate	PayeeName	CheckNumber	ItemAmount
2/27/2026	YWCA	729111	(350.00)
	Total		(2,319,468.12)
	Total HAP/UAP Payments		(7,029,365.56)
	Total Wires to Property Managers		<u>(1,066,586.28)</u>
	Total Payments		<u>\$ (10,415,419.96)</u>



**RESOLUTION NO. 2569
ADOPTING THE 2026-2027 PUBLIC HOUSING AGENCY PLAN UPDATE**

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 1-year update, and staff has worked with a committee comprised of residents and community-based organizations to draft the Agency Plan; and,

WHEREAS, the 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 17th day of March, 2026.

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

Joe Alonzo, Chairperson

SEAL

ATTEST

Ways Home. Paths Forward.



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



Secretary

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

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.



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



- 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.



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



- 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



Public Comment Period

1/21/2026 – 3/7/2026

Received 1/26/2026

R.G.:

I am writing to raise a general policy question relevant to voucher holders and the goals of resident education and transparency.

HUD regulations and HASCO's Administrative Plan govern how unreimbursed medical and disability-related expenses are treated for purposes of income calculation and rent determination. Recently, IRS Publication 502 (which applies to federal tax deductions) has been cited in discussions of housing voucher deductions.

Because IRS tax rules use different thresholds and purposes than HUD housing assistance rules, it would be helpful for residents to understand:

- Whether HASCO considers IRS standards controlling, advisory, or irrelevant when determining HUD-allowable deductions
- How staff are trained to reconcile IRS guidance with HUD regulations and the HASCO Administrative Plan
- How voucher holders can be assured that housing assistance determinations are made consistently under HUD authority rather than tax law

Clarifying this would support resident understanding, fair application of policy, and confidence in the program.

Thank you for the opportunity to provide public comment.

Ways Home. Paths Forward.



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



M.M.:

Are we able to split rent with a family member? If not, then why? With rents still continuing to increase, whereas my monthly social security check does not, it would be so much easier to rent share with my son.

Do you realize what it is like for me to constantly worry about what will happen when, not if, my rent goes up again? I love where I am living. I've made friends here. It is within a decent distance to see my doctors. Where do I move to that will be affordable?

Thank you for your attention to this matter.

Please know I am grateful for HASCO. Without your financial assistance, I undoubtedly would be homeless at age 74! Not a prospect I care to entertain.

Received 2/3/2026

R. S.:

Good morning,

I'm R [REDACTED] S [REDACTED]. I have had a VASH Voucher going on 8 years. I have no chance of purchasing an equity earning home in the state of Washington, so I am moving to South Carolina where I can utilize their county programs to purchase a home. I love Washington as I am a lifelong resident, but I can't afford to live here in a home of my own. I wish that the state legislators would realize that no one on Earth can spend 3 times as much as they earn in order to support public projects. Washington's GDP is around 60 billion per annum; however, our proposed state budget for 2026 is 179 billion. There is a reason why people and businesses are leaving this state in droves...it's the tax structure. Good luck.

Have a great week,

Ways Home. Paths Forward.



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



J.K.:

Hi Sara,

I hope to be at the next meeting. I would like to see more veteran representation and support.

Possibly outreach to those in VASH housing as myself? I would be more than happy to work on this with someone, you may even have something going already.

Thanks to all of you at HASCO during these crazy times.

Received 2/27/2026

W.:

Good Afternoon Sara :

When I received this email, it brought back emotions and I hope that you do not take this the wrong way because it is nothing personal, you honestly seem kind but I have never attended one of the advisory boards before and did attend the last held meeting.

Before the meeting, I was full of excitement as I really wanted to render ideas and see what feedback was there, but the way the meeting was held (at least the one I went to) people from the “panel” spoke, which took up a majority of the time, and then the time that was allotted for questions were from those people who always have previously come to the advisory board and always speak and didn’t give much room for any new ideas!?

But let me put in a footnote here and say that I do understand why that those people are like that and I don’t find anything wrong with it because they want to be seen just like anyone else and that’s a whole other topic but again I just wanted to make note that I’m not upset about that because I understand them

Back to meeting issue...

Ways Home. Paths Forward.



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



It seems that most public board meetings are held to show some type of admittance towards public works via outreach in the community, but in-turn the only result is the absence of a resolved resolution. It's like having one's calendar full of task meetings just to feel important, but nothing is really getting done in the area that needs it the most. This is in no way delegated to *just* any housing advisory board meeting, far from it, it's only a branch in a guarded, unwilling tree.

Therefore, my conclusion stemmed to, it seems like the meetings are held just to say that one has an important staff meeting and they are reaching out to the community but really with little to no results, i.e. 'profit performance'

As an example, if you're on the Vash voucher, why does the housing liaison not work with other programs like the veterans hospital to make it easier for us to be able to volunteer / help other veterans? Why is there not better program set up for the veterans through housing? Why so much red tape of barriers? Contributing to noone getting noticed in the end?

In closing, I really don't mean to sound brass. I am dealing with my own extremely emotional housing situation, and just not in a good headspace to be honest, but these feelings were felt immediately after leaving that prior meeting. I just didn't say anything until now. I know how hard it is for people like myself who honestly are trying and have been trying to reacclimate myself back out into a healthy working environment, with little to no results why everyone else is complaining about how lazy we are because we're on assistance! Like everyone on assistance is always trying to 'get over' on somebody thru being assisted! There are those of us who honestly appreciate and want to give back, but no one seems to be listening! I have asked housing for help or aid in seeking employment, and or some type of trade program by way of trying to better my situation and financial circumstancesto no avail.

Housing is the biggest stress for anyone in addition to just life..... "lifeing" what good is putting in new amenities when people are hurting mentally? What good is a dog park if the person cannot afford to have a dog? What good is a computer center if people are too intimidated to get on the Internet? And what good is a craft room if you don't craft a community?

Just my thoughts. Have a great weekend!

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

Prepared by Sara O'Neill, TBA Administrative Specialist

November 2025

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.



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

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Housing Authority of Snohomish County
PHA Name

WA039
PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: <input type="text"/>		Name of Board Chairperson: <input type="text"/>	
Signature:	Date:	Signature:	Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 Notice. The United States Department of Housing and Urban Development is authorized to collect 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.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as “the Plan,” of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
- 22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Snohomish County _____

WA039 _____

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20²⁶_____

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20_____

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:		Name Board Chairman:	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.