MEETING NOTICE

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

DATE: Tuesday, April 21, 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 April 21, 2026 Regular Meeting…….……...….1

D. **ACTION** Minutes of the March 17, 2026 Regular Meeting……...…….…..….3

E. **Resolution No. 2570** Authorizing Payment of March 2026 Expenditures...…….……..6

ACTION ITEMS

F. **Resolution No. 2571** Authorizing Revised Utility Allowance Rate for the Section 8 Housing Choice Voucher Program……...……...…….…..…13

G. **Resolution No. 2572** Amending the Local Housing Assistance Voucher Pilot Program…….…..…17

H. **Resolution No. 2573** Approving HASCO's 2026-2027 Strategic Plan and Affirming the Mission……..19

I. **Resolution No. 2574** Authorizing the Utilization of County Funds for the Marysville Project (to be distributed at meeting)

INFORMATION ITEMS

J. Finance Report

K. Legal Counsel Report

L. Commissioners' Report

M. Chief Executive Officer Report

ADJOURNMENT

The Regular Meeting of the Board of Commissioners was convened at 12:00 pm on Tuesday, March 17, 2026, at the Housing Authority of Snohomish County.

Present:	Commissioner Alonzo Commissioner Distelhorst Commissioner Kadir-Jensen Commissioner Metzger-Utt Commissioner Redmon Commissioner Wallace
Staff:	Jenisa Story, Chief Operating Officer Wendy Dougherty, Controller Mo Drayton, Director of Internal Legal Affairs Jodie Halsne, Director of Tenant Based Assistance Chris Jowell, Real Estate Controller Liz Dewey, Assistant Director of HR
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 Wallace seconded and the motion passed unanimously to adopt the following:

Item C. APPROVE Agenda for the March 17, 2026 Regular Meeting

Item D. ACTION on Minutes of the February 17, 2026 Special Meeting

Item E. Resolution No. 2568 Authorizing Payment of February 2026 Expenditures

ACTION ITEMS

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

This resolution approves HASCO's public housing agency plan update. HASCO solicited public comment through sending out public notice about the draft plan and holding meetings of the Resident Advisory Board. The Resident Advisory Board provided feedback including that residents want to be able to share their stories and advocate for housing, that they want to participate in information sessions to learn more about the HCV program, and that they want HASCO to continue to outreach and support veterans.

Commissioner Distelhorst moved to approve the resolution. Commissioner Kadir-Jensen seconded and the motion was unanimously approved.

INFORMATION ITEMS

Item G. – Strategic Plan Presentation

HASCO's leadership team presented HASCO's draft three-year strategic plan. HASCO sought feedback from stakeholders, staff and the community over the past several months to inform the plan. The plan includes four strategic pillars: expand housing opportunities, preserve affordable housing options, promote stability, and enhance infrastructure. The board provided feedback on the draft plan. Staff will seek formal approval of the final plan in April.

Item H. – Legal Counsel Report

Faith Pettis advised that legal counsel has been supporting the line of credit renewal with Key Bank and researching questions related to HASCO's public housing disposition over ten years ago.

Item I. – Commissioners' Report

Commissioner Redmon thanked staff for the opportunity to visit Soap Suds Row and talk with staff about the work done at the property. She also thanked staff for meeting with her to provide information on housing matters.

Commissioner Alonzo reported that he held a performance review with Laurie Olson, CEO, after seeking comments from all board members. It was a strong review as performance feedback was positive. After reviewing salary market comparisons for similar roles, Commissioner Alonzo would recommend that the board approve a two-step salary increase. Commissioner Metzger-Utt made a motion to approve a two-step increase. Commissioner Redmon seconded and the motion was unanimously approved.

Item J. – Chief Executive Officer Report

Jenisa Story and Chris Jowell presented an opportunity to expand the local voucher program.

Wendy Dougherty notified the board that the audit exit conference is scheduled for next week. There are no findings.

ADJOURNMENT

The meeting was adjourned at 1:12pm.

_____
Joe Alonzo, Chairperson

SEAL
ATTEST

_____
Secretary

Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: March 2026

I have reviewed the attached expenditures listing totaling $10,226,312.09 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	03/02/26	$2,084.22	3/2/26 Payables	03/05/26
Allegro	03/09/26	$425.00	3/9/26 Payables	03/12/26
Allegro	03/09/26	$1,450.08	3/9/26 Past Payables	03/12/26
Allegro	03/10/26	$8,981.30	3/13/26 Payroll	03/12/26
Allegro	03/16/26	$14,087.11	3/16/26 Payables	03/19/26
Allegro	03/23/26	$10,895.13	3/23/26 Payables	03/26/26
Allegro	03/23/26	$9,954.98	3/23/26 Past Payables	03/26/26
Allegro	03/25/26	$14,639.92	3/27/26 Payroll	03/26/26
Allegro Total		**$62,517.74**		
Autumn Chase	03/02/26	$3,328.56	3/2/26 Payables	03/05/26
Autumn Chase	03/09/26	$18,230.11	3/9/26 Payables	03/12/26
Autumn Chase	03/10/26	$6,200.00	Urgent Funds/Same day	03/10/26
Autumn Chase	03/10/26	$7,469.76	3/13/26 Payroll	03/12/26
Autumn Chase	03/16/26	$362.96	3/16/26 Payables	03/19/26
Autumn Chase	03/19/26	$2,276.00	Urgent Funds/Same day	03/19/26
Autumn Chase	03/23/26	$33,405.60	3/23/26 Payables	03/26/26
Autumn Chase	03/25/26	$6,642.47	3/27/26 Payroll	03/26/26
Autumn Chase Total		**$77,915.46**		
Bristol Square	03/02/26	$31,388.61	3/2/26 Payables	03/05/26
Bristol Square	03/09/26	$10,048.10	3/9/26 Payables	03/12/26
Bristol Square	03/10/26	$8,073.32	3/13/26 Payroll	03/12/26
Bristol Square	03/16/26	$11,172.81	3/16/26 Payables	03/19/26
Bristol Square	03/23/26	$9,036.31	3/23/26 Payables	03/26/26
Bristol Square	03/25/26	$5,657.75	3/27/26 Payroll	03/26/26
Bristol Square Total		**$75,376.90**		
Carvel	03/02/26	$2,945.82	3/2/26 Payables	03/05/26
Carvel	03/09/26	$57,190.70	3/9/26 Payables	03/12/26
Carvel	03/10/26	$15,163.84	3/13/26 Payroll	03/12/26
Carvel	03/16/26	$29,409.01	3/16/26 Payables	03/19/26
Carvel	03/23/26	$29,170.42	3/23/26 Payables	03/26/26
Carvel	03/25/26	$16,698.30	3/27/26 Payroll	03/26/26
Carvel Total		**$150,578.09**		
Ebey Arms	03/02/26	$474.55	3/2/26 Payables	03/05/26
Ebey Arms	03/09/26	$8,265.73	3/9/26 Payables	03/12/26
Ebey Arms	03/10/26	$2,957.19	3/13/26 Payroll	03/12/26
Ebey Arms	03/16/26	$9,923.38	3/16/26 Payables	03/19/26
Ebey Arms	03/23/26	$147.92	3/23/26 Payables	03/26/26
Ebey Arms	03/25/26	$4,414.57	3/27/26 Payroll	03/26/26
Ebey Arms Total		**$26,183.34**		
Edmonds Highlands	03/02/26	$1,976.35	3/2/26 Payables	03/05/26
Edmonds Highlands	03/09/26	$60,380.78	3/9/26 Payables	03/12/26
Edmonds Highlands	03/10/26	$7,892.61	3/13/26 Payroll	03/12/26
Edmonds Highlands	03/16/26	$23,126.46	3/16/26 Payables	03/19/26
Edmonds Highlands	03/23/26	$7,706.39	3/23/26 Payables	03/26/26
Edmonds Highlands	03/25/26	$6,801.84	3/27/26 Payroll	03/26/26
Edmonds Highlands Total		**$107,884.43**		
Madison Park	03/02/26	$3,006.49	3/2/26 Payables	03/05/26
Madison Park	03/09/26	$9,585.11	3/9/26 Payables	03/12/26
Madison Park	03/10/26	$9,580.22	3/13/26 Payroll	03/12/26
Madison Park	03/16/26	$15,156.11	3/16/26 Payables	03/19/26
Madison Park	03/23/26	$3,731.89	3/23/26 Payables	03/26/26
Madison Park	03/25/26	$7,241.12	3/27/26 Payroll	03/26/26
Madison Park Total		**$48,300.94**		

Property Name	Date	Amount	Description	Date wired
Millwood Estates	03/02/26	$52,647.29	3/2/26 Payables	03/05/26
Millwood Estates	03/09/26	$47,415.74	3/9/26 Payables	03/12/26
Millwood Estates	03/10/26	$20,720.85	3/13/26 Payroll	03/12/26
Millwood Estates	03/16/26	$43,741.33	3/16/26 Payables	03/19/26
Millwood Estates	03/23/26	$10,633.48	3/23/26 Payables	03/26/26
Millwood Estates	03/25/26	$21,195.77	3/27/26 Payroll	03/26/26
Millwood Estates Total		**$196,354.46**		
Olympic View	03/02/26	$627.74	3/2/26 Payables	03/05/26
Olympic View	03/09/26	$1,179.90	3/9/26 Payables	03/12/26
Olympic View	03/10/26	$3,286.00	3/13/26 Payroll	03/12/26
Olympic View	03/16/26	$6,094.55	3/16/26 Payables	03/19/26
Olympic View	03/23/26	$3,827.09	3/23/26 Payables	03/26/26
Olympic View	03/25/26	$3,115.27	3/27/26 Payroll	03/26/26
Olympic View Total		**$18,130.55**		
Raintree Village	03/02/26	$10,663.92	3/2/26 Payables	03/05/26
Raintree Village	03/09/26	$7,004.88	3/9/26 Payables	03/12/26
Raintree Village	03/10/26	$6,747.98	3/13/26 Payroll	03/12/26
Raintree Village	03/16/26	$11,787.23	3/16/26 Payables	03/19/26
Raintree Village	03/23/26	$7,269.49	3/23/26 Payables	03/26/26
Raintree Village	03/25/26	$6,756.45	3/27/26 Payroll	03/26/26
Raintree Village Total		**$50,229.95**		
Sound View	03/02/26	$2,076.40	3/2/26 Payables	03/05/26
Sound View	03/09/26	$42,563.05	3/9/26 Payables	03/12/26
Sound View	03/10/26	$3,283.06	3/13/26 Payroll	03/12/26
Sound View	03/16/26	$3,711.36	3/16/26 Payables	03/19/26
Sound View	03/23/26	$3,799.76	3/23/26 Payables	03/26/26
Sound View	03/25/26	$3,112.35	3/27/26 Payroll	03/26/26
Sound View Total		**$58,545.98**		
Valley Commons	03/02/26	$7,708.34	3/2/26 Payables	03/05/26
Valley Commons	03/09/26	$8,133.59	3/9/26 Payables	03/12/26
Valley Commons	03/10/26	$2,181.99	3/13/26 Payroll	03/12/26
Valley Commons	03/16/26	$4,402.36	3/16/26 Payables	03/19/26
Valley Commons	03/23/26	$70.04	3/23/26 Payables	03/26/26
Valley Commons	03/25/26	$3,789.88	3/27/26 Payroll	03/26/26
Valley Commons Total		**$26,286.20**		
Westend II	03/02/26	$618.67	3/2/26 Payables	03/05/26
Westend II	03/09/26	$1,737.18	3/9/26 Payables	03/12/26
Westend II	03/10/26	3 ,028.12	3/13/26 Payroll	03/12/26
Westend II	03/16/26	$16,605.93	3/16/26 Payables	03/19/26
Westend II	03/23/26	$1,373.04	3/23/26 Payables	03/26/26
Westend II	03/25/26	2 ,051.04	3/27/26 Payroll	03/26/26
Westend II Total		**$20,334.82**		
Grand Total		**$918,638.86**		

ItemDate	PayeeName	CheckNumber	ItemAmount
3/2/2026	Berkadia		(45,823.99)
3/2/2026	Colliers		(49,438.77)
3/2/2026	Beneficial State Bank		(22,224.57)
3/2/2026	Beneficial State Bank		(34,379.96)
3/2/2026	Banner Bank		(19,971.57)
3/2/2026	Banner Bank		(4,662.88)
3/2/2026	KeyBank National Association		(37,902.12)
3/4/2026	KeyBank National Association		(27,451.00)
3/5/2026	ppe 28Feb26 pd 06Mar26		(99,558.48)
3/5/2026	ppe 28Feb26 pd 06Mar26		(262,680.06)
3/6/2026	ADP Inc		(275.00)
3/6/2026	Alex Owens	729112	(300.00)
3/6/2026	Amazon Com Sales Inc	729113	(498.67)
3/6/2026	Anixter Inc	729114	(677.80)
3/6/2026	ASI Eagles Landing LLC	729115	(1,939.26)
3/6/2026	Bobby Simpson		(1,211.76)
3/6/2026	City of Edmonds	729116	(1,245.60)
3/6/2026	Comcast Cable Communications Inc	729117	(2,468.65)
3/6/2026	Comcast Cable Communications Inc	729118	(1,376.15)
3/6/2026	Cory M Jones		(21.32)
3/6/2026	Department of Retirement Systems		(50,143.56)
3/6/2026	Federal Express	729119	(89.02)
3/6/2026	HD Supply Facilities Maintenance LTD	729120	(1,975.50)
3/6/2026	Jenisa Story		(256.02)
3/6/2026	Kathryn Smith		(278.97)
3/6/2026	Lineage Tree Care LLC	729121	(1,500.00)
3/6/2026	Michelle Ayers		(94.14)
3/6/2026	Mission Square Retirement		(792.00)
3/6/2026	New Life Flooring Inc	729122	(5,086.96)
3/6/2026	Paradise Valley Landscaping Company Inc	729123	(6,050.00)
3/6/2026	PUD No 1 of Snohomish County	729124	(7,712.25)
3/6/2026	Rentokil North America Inc	729125	(259.79)
3/6/2026	Sound Security Inc	729126	(560.41)
3/6/2026	State of Washington		(5,093.75)
3/6/2026	Stephanie Jensen		(273.61)
3/6/2026	Technology Unlimited Inc	729127	(4,097.00)
3/6/2026	Transworld Systems Inc	729128	(177.35)
3/6/2026	USDA		(4,167.51)
3/6/2026	Washington State Health Care Authority	729129	(170,788.65)
3/6/2026	Wex Bank		(4,131.76)
3/6/2026	YWCA	729130	(840.00)
3/9/2026	KeyBank National Association		(710.99)
3/10/2026	JP Morgan Chase		(46,896.98)
3/10/2026	KeyBank National Association		(150,000.00)
3/11/2026	Department of Licensing		(750.00)
3/13/2026	AC Blackpoint Acquisition Inc	729131	(21.28)
3/13/2026	ADP Inc		(3,596.13)
3/13/2026	Affordable Renovations Inc	729132	(5,428.00)
3/13/2026	Alliance Technologies LLC	729133	(5,650.00)

ItemDate	PayeeName	CheckNumber	ItemAmount
3/13/2026	Amazon Com Sales Inc	729134	(264.95)
3/13/2026	Angela Seay		(200.10)
3/13/2026	Anixter Inc	729135	(121.00)
3/13/2026	Associated Glass Inc	729136	(434.82)
3/13/2026	Bobby Simpson		(184.73)
3/13/2026	Brinton Business Ventures Inc	729137	(701.97)
3/13/2026	CBS Reporting Inc	729138	(184.50)
3/13/2026	Cellco Partnership	729139	(1,374.70)
3/13/2026	Christopher Bogdan		(113.61)
3/13/2026	Cintas Corporation No 2	729140	(300.77)
3/13/2026	City of Arlington	729141	(5,489.58)
3/13/2026	City of Lynnwood	729142	(7,013.88)
3/13/2026	City of Snohomish	729143	(2,427.25)
3/13/2026	Dalco Inc	729144	(755.94)
3/13/2026	Department of Labor and Industries	729145	(424.20)
3/13/2026	Economic Alliance Snohomish County	729146	(1,100.00)
3/13/2026	HD Supply Facilities Maintenance LTD	729147	(2,559.73)
3/13/2026	Iris Group Holdings LLC	729148	(139.93)
3/13/2026	Iron Mountain Inc		(786.38)
3/13/2026	Kara Clawson		(9.28)
3/13/2026	Mariner Square Owners Association	729149	(5,055.19)
3/13/2026	Mark Papritz		(513.16)
3/13/2026	Maurice Drayton		(2,753.75)
3/13/2026	New Life Flooring Inc	729150	(1,575.24)
3/13/2026	Paradise Valley Landscaping Company Inc	729151	(6,800.00)
3/13/2026	Pitney Bowes Inc	729152	(1,135.83)
3/13/2026	PUD No 1 of Snohomish County	729153	(1,999.27)
3/13/2026	Puget Sound Energy	729154	(364.03)
3/13/2026	Rentokil North America Inc	729155	(471.52)
3/13/2026	Republic Services Inc	729156	(2,321.80)
3/13/2026	Sam Bowman		(135.46)
3/13/2026	Silver Lake Water & Sewer District	729157	(15,462.75)
3/13/2026	Sound Security Inc	729158	(41.28)
3/13/2026	Steel Bison Security LLC	729159	(4,284.00)
3/13/2026	Stephanie Page		(95.18)
3/13/2026	Tamra Close		(112.71)
3/13/2026	Team Car Care LLC	729160	(104.38)
3/13/2026	Troy Delaney		(85.00)
3/13/2026	Ulliance Inc		(2,350.00)
3/13/2026	Up N Down Elevators LLC	729161	(14,235.00)
3/13/2026	Victor Caesar		(256.25)
3/13/2026	Vortex Industries Inc	729162	(997.50)
3/13/2026	Washington Alarm	729163	(125.00)
3/13/2026	Woodburn Company		(649.65)
3/17/2026	Carolyn L Henderson	729164	(75.00)
3/19/2026	ppe 14Mar26 pd 20Mar26		(102,934.28)
3/19/2026	ppe 14Mar26 pd 20Mar26		(268,164.92)
3/20/2026	AAA of Everett Fire Extinguisher Co Inc	729165	(997.80)
3/20/2026	AC Blackpoint Acquisition Inc	729166	(300.28)

ItemDate	PayeeName	CheckNumber	ItemAmount
3/20/2026	All Clear Screening LLC		(65.00)
3/20/2026	Amazon Com Sales Inc	729167	(406.63)
3/20/2026	Bobby Simpson		(430.80)
3/20/2026	Carahsoft Technology Corporation		(14.99)
3/20/2026	City of Stanwood	729168	(3,504.54)
3/20/2026	Department of Retirement Systems		(49,805.44)
3/20/2026	Dunn Lumber Company Inc	729169	(202.16)
3/20/2026	Eli Ashe	729170	(800.00)
3/20/2026	Elizabeth Dewey		(8,674.00)
3/20/2026	First American Title Insurance Company	729171	(18,750.00)
3/20/2026	Granite Telecommunications LLC	729172	(1,230.22)
3/20/2026	HD Supply Facilities Maintenance LTD	729173	(1,960.04)
3/20/2026	Highland Arms Enterprises Inc	729174	(105,956.59)
3/20/2026	Horeco Inc	729175	(464.25)
3/20/2026	Housing Enterprise Insurance Company Inc	729176	(24,986.78)
3/20/2026	Housing Insurance Services Inc	729177	(5,494.53)
3/20/2026	Iris Group Holdings LLC	729178	(139.93)
3/20/2026	Jessica Kros		(609.45)
3/20/2026	Jodie Halsne		(5,790.08)
3/20/2026	Joshua K McStott	729179	(1,544.00)
3/20/2026	Kline Veio PC	729180	(5,000.00)
3/20/2026	Lake Stevens Sewer District	729181	(13,020.91)
3/20/2026	Language Line Services Inc	729182	(322.42)
3/20/2026	Mission Square Retirement		(792.00)
3/20/2026	Online Information Services	729183	(430.80)
3/20/2026	Pacifica Law Group LLP	729184	(22,399.22)
3/20/2026	Pitney Bowes Inc		(4,018.75)
3/20/2026	Pitney Bowes Inc	729185	(580.72)
3/20/2026	PUD No 1 of Snohomish County	729186	(2,206.10)
3/20/2026	Refinishing Solutions LLC	729187	(1,710.00)
3/20/2026	Rentokil North America Inc	729188	(478.56)
3/20/2026	SMR Architects PLLC	729189	(89,854.25)
3/20/2026	Team Car Care LLC	729190	(264.53)
3/20/2026	The Point LLC		(2,295.00)
3/20/2026	The Sherwin-Williams Company	729191	(11.43)
3/20/2026	Timbers by Vintage LP	729192	(30.00)
3/20/2026	Tree Solutions Inc		(2,005.00)
3/20/2026	U S Bank	729193	(36.00)
3/20/2026	Washington State Housing Finance Commission	729194	(295.00)
3/20/2026	Waste Management - Northwest	729195	(20,318.94)
3/20/2026	Wave Broadband	729196	(1,223.88)
3/20/2026	West Publishing Corporation	729197	(547.96)
3/20/2026	YWCA	729198	(9,520.00)
3/27/2026	AAA of Everett Fire Extinguisher Co Inc	729199	(3,235.30)
3/27/2026	AC Blackpoint Acquisition Inc	729200	(811.51)
3/27/2026	Affordable Housing Risk Pool	729201	(452.00)
3/27/2026	Amazon Com Sales Inc	729202	(38.39)
3/27/2026	American Family Life Assurance Company		(1,612.17)
3/27/2026	Answerline Communications Inc	729203	(345.00)

ItemDate	PayeeName	CheckNumber	ItemAmount
3/27/2026	April Nielsen		(558.00)
3/27/2026	Bickford Motors Inc	729204	(730.81)
3/27/2026	Bosch Electric Inc	729205	(342.89)
3/27/2026	Builders Exchange of Washington Inc	729206	(90.00)
3/27/2026	Ciani & Hatch Engineering PLLC	729207	(1,863.50)
3/27/2026	Cintas Corporation No 2	729208	(158.34)
3/27/2026	City of Marysville	729209	(8,961.20)
3/27/2026	Comcast Cable Communications Inc	729210	(2,468.65)
3/27/2026	Dallas Hunt		(5.51)
3/27/2026	Federal Express	729211	(8.81)
3/27/2026	FireAvert LLC	729212	(33,553.39)
3/27/2026	HD Supply Facilities Maintenance LTD	729213	(354.59)
3/27/2026	Karen Fan		(358.79)
3/27/2026	Mark Papritz		(204.60)
3/27/2026	New Life Flooring Inc	729214	(6,690.41)
3/27/2026	NRG Services LLC	729215	(350.00)
3/27/2026	Olsen Law Firm PLLC	729216	(170.00)
3/27/2026	Pam Frost		(350.00)
3/27/2026	PUD No 1 of Snohomish County	729217	(14,798.82)
3/27/2026	Rentokil North America Inc	729218	(725.00)
3/27/2026	Rexel Inc	729219	(356.04)
3/27/2026	Sierra Anderson		(111.45)
3/27/2026	Slattz LLC	729220	(76,867.51)
3/27/2026	Snohomish County	729221	(159.00)
3/27/2026	Snohomish County	729222	(1,026.73)
3/27/2026	Total Landscape Corporation	729223	(20,616.25)
3/27/2026	Traxx Apartments LLC	729224	(950.97)
3/27/2026	Washington Roofing Services	729225	(845.00)
3/27/2026	Wave Broadband	729226	(377.40)
3/30/2026	ADP Inc		(1,078.73)
3/30/2026	Bank of America		(104,585.54)
	Total		**(2,244,915.99)**
	Total HAP/UAP Payments		**(7,062,757.24)**
	Total Wires to Property Managers		**(918,638.86)**
	Total Payments		**$ (10,226,312.09)**

RESOLUTION NO. 2571
AUTHORIZING REVISED UTILITY ALLOWANCE RATES FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY that the Executive Director to be authorized to implement the new schedule for tenant-furnished utilities and other services effective July 1, 2026 for all new participants, rehouses, and for continuing participants as their annual reviews occur.

DATED, this 21st day of April, 2026.

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

_____
Joe Alonzo, Chairperson

SEAL

ATTEST

_____

Secretary

HUD – 52667 (Modified)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SECTION 8, HOUSING ALLOWANCES FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES	DATE: 7/1/2026
LOCALITY: The Housing Authorities of Snohomish County and the City of Everett	UNIT TYPE: **Duplex, Townhouse, Triplex, Garden, Apartment**

UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
HEATING:						
a. Natural Gas	$56	$63	$71	$78	$85	$92
b. Electric	$18	$21	$28	$35	$42	$49
c. Electric Heat Pump	$15	$18	$22	$24	$27	$29
d. Fuel Oil	$85	$98	$112	$130	$143	$161
e. Propane	$70	$82	$96	$108	$120	$134
COOKING:						
a. Natural Gas	$5	$5	$9	$11	$15	$16
b. Electric	$5	$6	$8	$11	$14	$16
c. Propane	$9	$9	$15	$20	$26	$29
OTHER ELECTRIC:	$35	$39	$47	$55	$63	$72
WATER HEATING:						
a. Natural Gas	$13	$15	$20	$27	$33	$40
b. Electric	$12	$14	$18	$22	$26	$30
c. Fuel Oil	$27	$31	$45	$58	$72	$81
d. Propane	$23	$26	$35	$47	$58	$70
WATER:						
Snohomish County	$36	$36	$50	$64	$79	$93
SEWER:						
Snohomish County	$123	$123	$123	$123	$123	$123
TRASH COLLECTION	$25	$25	$25	$25	$25	$25
REFRIGERATOR	$12	$12	$12	$12	$12	$12
RANGE / MICROWAVE	$11	$11	$11	$11	$11	$11
TOTAL						

NAME OF FAMILY:

NUMBER OF BEDROOMS:

HUD – 52667 (Modified)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SECTION 8, HOUSING ALLOWANCES FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES		DATE: 7/1/2026
LOCALITY: The Housing Authorities of Snohomish County and the City of Everett		UNIT TYPE: ***Single Family / Mobile***

UTILITY OR SERVICE		MONTHLY DOLLAR ALLOWANCE					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
HEATING:							
a. Natural Gas	$72	$81	$92	$103	$114	$123	$132
b. Electric	$41	$48	$56	$63	$71	$79	$86
c. Electric Heat Pump	$22	$26	$31	$35	$39	$42	$46
c. Fuel Oil	$121	$139	$161	$183	$206	$228	$246
d. Propane	$99	$114	$134	$152	$172	$187	$205
COOKING:							
a. Natural Gas	$5	$5	$9	$11	$15	$16	$18
b. Electric	$5	$6	$8	$11	$13	$16	$17
c. Propane	$9	$9	$15	$20	$26	$29	$32
OTHER ELECTRIC:	$44	$48	$61	$73	$85	$97	$104
WATER HEATING:							
a. Natural Gas	$15	$18	$25	$33	$42	$49	$53
b. Electric	$15	$18	$23	$28	$33	$37	$40
c. Fuel Oil	$31	$36	$54	$72	$85	$103	$112
d. Propane	$26	$32	$44	$58	$73	$85	$94
WATER: Snohomish County	$34	$34	$47	$61	$75	$88	$97
SEWER: Snohomish County	$123	$123	$123	$123	$123	$123	$123
TRASH COLLECTION	$25	$25	$25	$25	$25	$25	$25
REFRIGERATOR	$12	$12	$12	$12	$12	$12	$12
RANGE	$11	$11	$11	$11	$11	$11	$11
TOTAL							

	NAME OF FAMILY:
	NUMBER OF BEDROOMS:

RESOLUTION NO. 2572
AMENDING THE LOCAL HOUSING ASSISTANCE VOUCHER PILOT PROGRAM

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

WHEREAS, on April 15, 2025, the Board of Commissioners approved the creation of the Local Housing Assistance Voucher Program Pilot; and,

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

WHEREAS, HASCO operates USDA subsidized properties for people over age 62 and adults with disabilities. While the properties are designed for households receiving rental subsidy, eight of the units have no USDA rental subsidy. Therefore, those eight households pay full rent; and,

WHEREAS, HASCO seeks to expand the eligibility of the Local Housing Assistance Voucher Program Pilot to include households living in HASCO owned USDA properties whose units do not have rental subsidy; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY that the Local Housing Assistance Voucher Program Pilot be amended to expand eligibility for the program as defined in this resolution.

DATED, this 21st day of April, 2026.

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

_____

Joe Alonzo, Chairperson

SEAL
ATTEST

_____

Secretary

RESOLUTION NO. 2573
APPROVING HASCO'S 2026-2028 STRATEGIC PLAN AND AFFIRMING THE MISSION STATEMENT

WHEREAS, public housing authorities are empowered in Chapter 35.82 of the Revised Code of Washington to carry out a broad range of housing projects and programs to meet the needs of citizens; and,

WHEREAS, the Board of Commissioners did adopt, on June 21, 1999, a Mission Statement and Long-Range Goals as a clear statement of purpose for the agency; and,

WHEREAS, the Board of Commissioners did revise the Mission Statement on October 15, 2013, and HASCO implemented an updated Mission Statement in 2018 with Board approval; and,

WHEREAS, work efforts and budget support to address housing needs are most effective and efficient when directed towards a clear goals and purpose; and,

WHEREAS, HASCO has developed a three-year Strategic Plan after seeking Board, resident, staff and stakeholder feedback.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Snohomish County that the 2026-2028 Strategic Plan be approved as presented.

DATED, this 21st day of April, 2026.

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

_____
Joe Alonzo, Chairperson

SEAL
ATTEST:

_____
Secretary



Strategic Plan

2026-2028

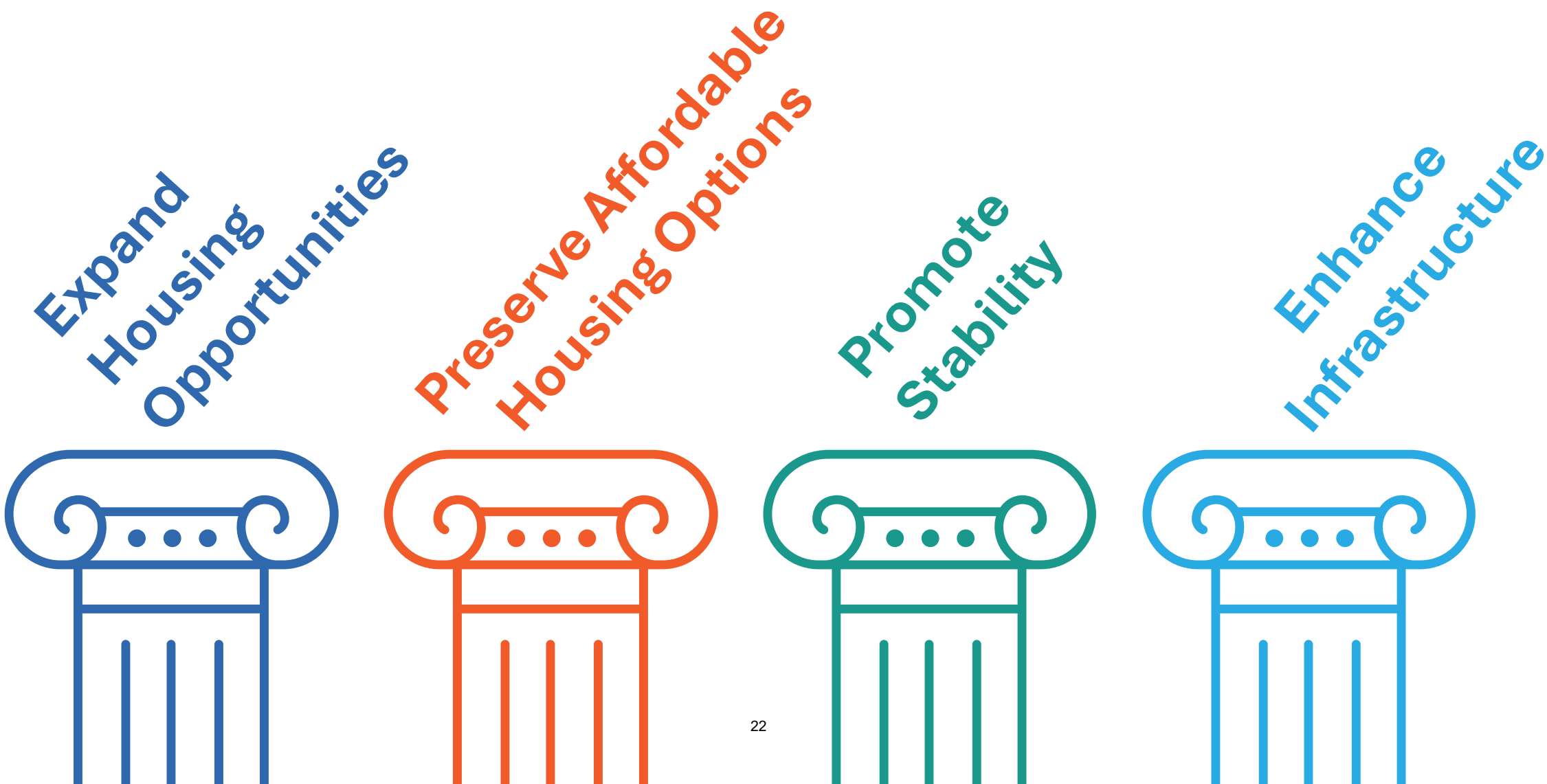
MISSION:

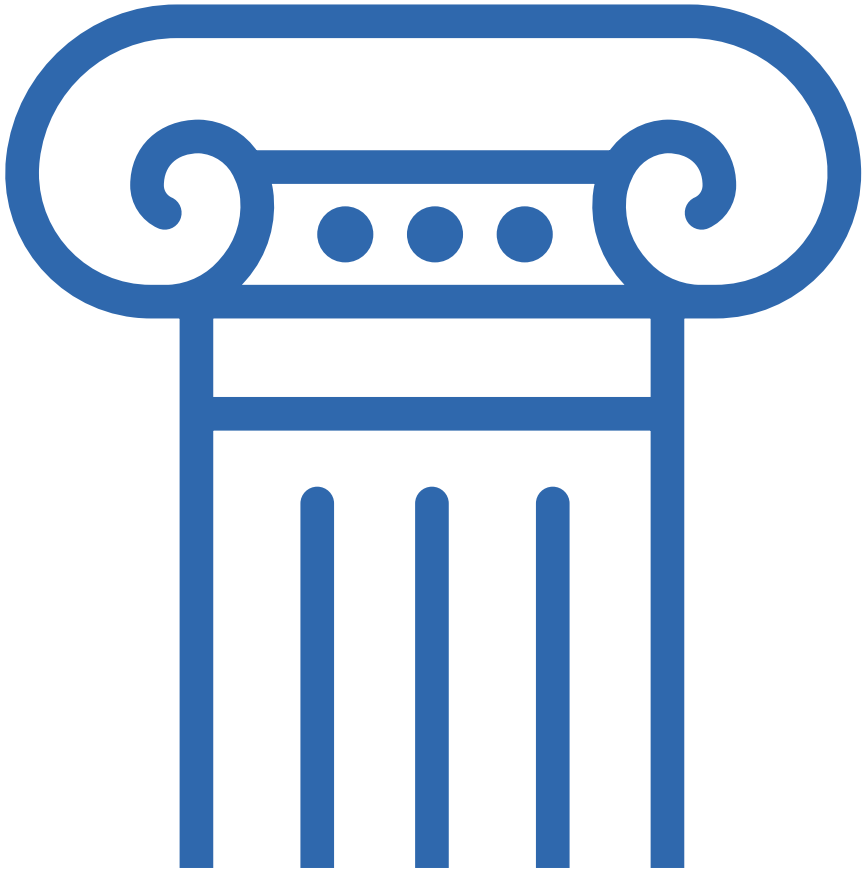
Our mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community and provide affordability.

:VISION

We envision a future where all Snohomish County residents have safe and affordable housing. Where community becomes opportunity and where housing becomes a home.

The Strategic Pillars





Expand Housing Opportunities

Snohomish County is projected to need 84,716 new affordable places to live by 2044. HASCO will be part of the solution by building and acquiring new properties in our community.

Expand Housing Opportunities

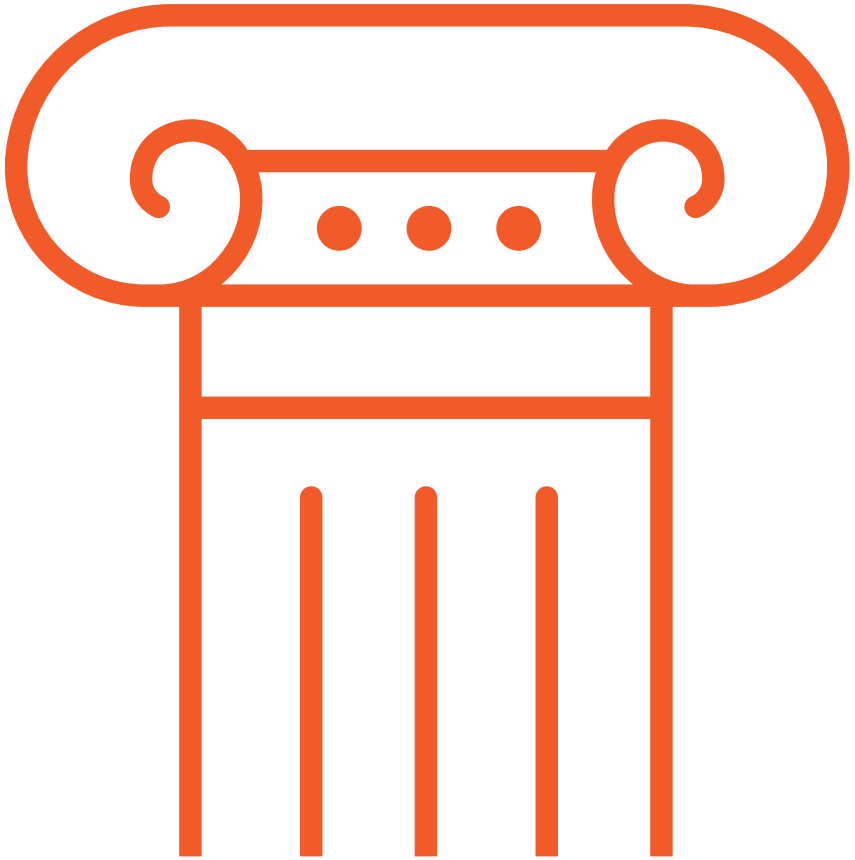
- Goal 1 – Net increase housing portfolio by 30%
- Goal 2 – Target expansion in areas where people can thrive.

Expand Housing Opportunities

- Areas of Focus
  - Locations of high opportunity with access to jobs, transportation, healthcare, and community resources.
  - Concentrate efforts in communities that welcome affordable housing development
  - Support and compliment city anti-displacement efforts in vulnerable communities.

Expand Housing Opportunities

- Populations of Focus
  - HASCO will continue to focus on the middle of the housing continuum: rentals with subsidy, rent-restricted housing, and unrestricted workforce housing, for individuals and households living at 50-80% of the area median income.
  - HASCO will continue to efficiently manage its voucher portfolio and properties to support and promote fiscal responsibility and client success.



Preserve Affordable Housing Options

Our goal is sustainability, not profit. We will sustain our community's existing affordable housing through reinvestment.

Preserve Affordable Housing Options

- Goal 1 – Renovate HASCO's older housing stock in alignment with its Strategic Plan, long-term mission, and financial sustainability.

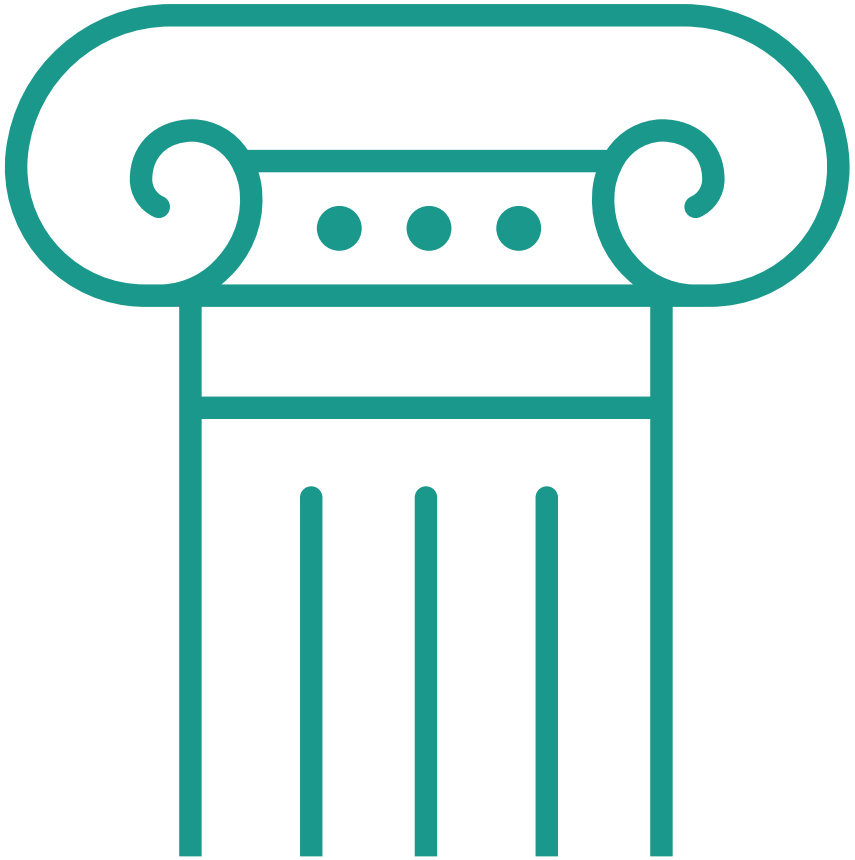
Preserve Affordable Housing Options

- Goal 2 – Preserve affordable housing through the acquisition of at least two multi-family housing properties before year-end 2028. HASCO restricted rents must serve 80% AMI and below for at least 50% of the households of each building we own.

Preserve Affordable Housing Options

- Goal 3 – Balance aging portfolio and capital needs with opportunities for leveraged resources and Strategic Plan Areas of Focus.





Promote Stability

Affordable housing is a key component to strengthening communities and providing stability for individuals to thrive.

Promote Stability

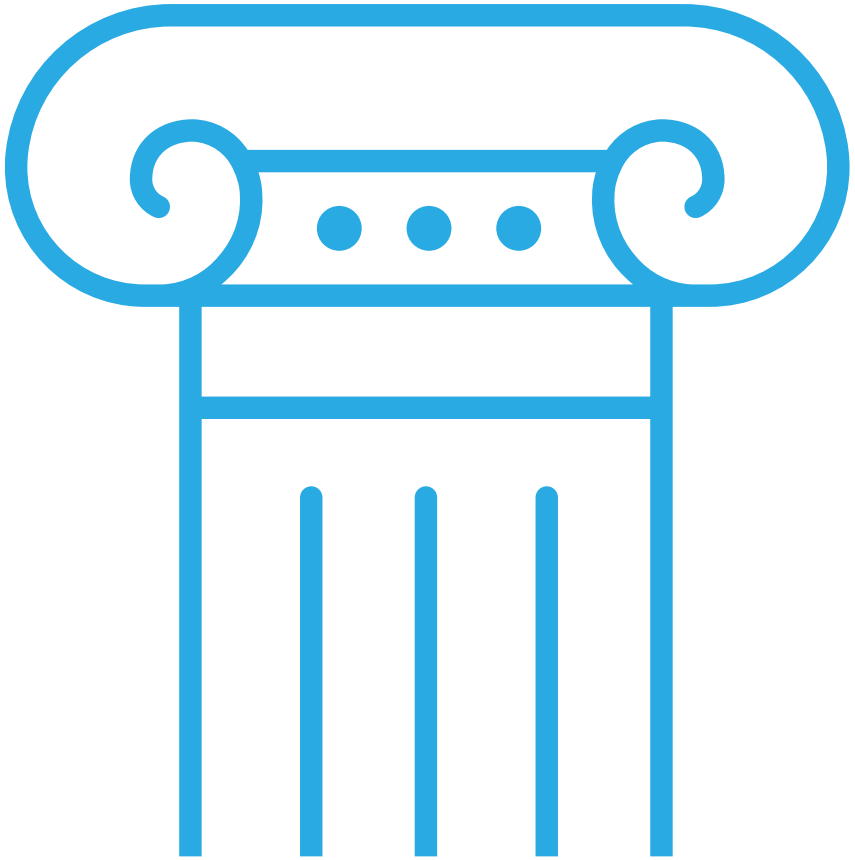
- Goal 1 – Serve as a leader and facilitator in the development and delivery of affordable housing solutions across the housing continuum to meet community needs. HASCO will work with strategic partners to advance this goal.
  - HASCO will be a lead voice and convener on housing issues, bringing together local housing services agencies to empower each to do what they do best.
  - HASCO will educate on the need for housing solutions that can best address that need.
  - HASCO will participate in multi-discipline convenings, with health, transportation, economic development, environment, and more, to lend our unique perspective and expertise to broader community success.

Promote Stability

- Goal 2 – Sustain and advance HASCO's core mission of providing workforce rental housing.
  - HASCO will partner with community organizations that provide complementary services to help residents and other community members remain stably housed.
  - HASCO will work with government partners to maintain government housing subsidies already in place and promote expansion of subsidized housing and funds for new construction.
  - HASCO will continue to manage the housing choice voucher program that serves a deeper level of affordability for those who are most vulnerable.

Promote Stability

- Goal 3 – Provide a strong performing housing voucher program and seek further voucher funding when available.
  - HASCO will continue to meet HUD SEMAP standards and be determined a “high performer” by HUD.
  - HASCO will apply for new vouchers when HUD announces funding opportunities.



Enhance Infrastructure

Serving our community begins with supporting our people. By investing in our staff, building critical skills, and modernizing our technology and systems, we position ourselves to meet future challenges and opportunities.

Infrastructure Enhancement

- Goal – Make targeted investments in staff, skill development, technology, and organizational systems to strengthen HASCO's ability to achieve its strategic goals.
  - HASCO will study and implement AI solutions that support efficiency and customer service.
  - HASCO will implement and maintain software systems that best match business needs.
  - HASCO will strengthen our workforce by prioritizing talent development and ongoing education, empowering every team member to grow, thrive, and perform with confidence.