



MEETING NOTICE

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

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

AGENDA

PUBLIC HEARING

Regarding the proposed plan of financing for the issuance by the Authority of one or more series of tax–exempt revenue bonds (the “Bonds”) in the aggregate principal amount of not to exceed \$22,000,000.....3

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

CONSENT ITEMS

- C. APPROVE** Agenda for the May 12, 2026 Special Meeting.....1
- D. ACTION** Minutes of the April 21, 2026 Regular Meeting.....4
- E. Resolution No. 2574** Authorizing Payment of April 2026 Expenditures.....8

ACTION ITEMS

- F. Resolution No. 2575** Approving Reimbursement for The Bow Tie in Lynnwood.....15
- G. Resolution No. 2576** Approving Reimbursement for Leonard’s Crossing in Maysville.....17
- H. Resolution No. 2577** Adopting Annual Updates to the Section 8 Housing Choice Voucher Administrative Plan.....19

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INFORMATION ITEMS

- I. Finance Report
- J. Legal Counsel Report
- K. Commissioners' Report
- L. Chief Executive Officer Report

ADJOURNMENT

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NOTICE OF PUBLIC HEARING

The Housing Authority of Snohomish County (the “Authority”) will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Authority of one or more series of tax–exempt revenue bonds (the “Bonds”) in the aggregate principal amount of not to exceed \$22,000,000. Proceeds of the Bonds will to be loaned to Marysville Cedar and Grove LLLP, a Washington limited liability limited partnership, for the construction and/or renovation of a 124-unit multifamily housing facility to be located at 1098 Cedar Avenue, in Marysville, Washington. Each apartment will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A portion of the units in the project financed with proceeds of the Bonds will be reserved for persons or households with low incomes.

The public hearing will be held starting at 12:00 on Tuesday, May 12th, at the offices of the Authority located at 12711 4th Avenue West, Everett, Washington 98204. Participants wishing to join telephonically in the United States, please dial 360-335-3780.

The Bonds will be issued pursuant to Chapter 35.82 of the Revised Code of Washington to finance qualified residential rental projects under section 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”). The interest on the Bonds will be excluded from gross income for federal income tax purposes pursuant to Sections 103 and 142 of the Code, and the Bonds may be issued as one or more series issued from time to time and may include one or more series of refunding obligations.

Comments will be heard from all interested parties attending the hearing. Written comments prior to the hearing may be directed to the Authority at 12711 4th Avenue West, Everett, WA 98204 or by facsimile to (425) 290-5618, Attention: Laurie Olson, Chief Executive Officer. The hearing will constitute the public hearing required by Section 147(f) of the Code.

Published: May 5, 2026

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The Regular Meeting of the Board of Commissioners was convened at 12:00 pm on April 21, 2026 at the Housing Authority of Snohomish County.

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

Staff: Laurie Olson, Chief Executive Officer
Jenisa Story, Chief Operating Officer
Wendy Dougherty, Controller
Chris Collier, Director of Government Relations
Maurice Drayton, Director of Internal Legal Affairs
Chris Jowell, Real Estate Controller
Liz Dewey, Assistant Director of HR
Jenn Lehmann, Executive Assistant
Samuel Bowman, Maintenance Laborer

Legal: Jon Jurich, 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 April 21, 2026 Regular Meeting

Item D. ACTION on Minutes of the March 17, 2026 Regular Meeting

Item E. Resolution No. 2570 Authorizing Payment of March 2026 Expenditures

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ACTION ITEMS

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

This resolution upholds HUD’s requirements to provide utility allowances to all tenants under the Housing Choice Voucher (HCV) program. Utilities include but are not limited to sewer, propane, gas, fuel, oil, trash—all of which are increasing and need to be reported and adjusted accordingly.

Commissioner Metzger-Utt moved for approval of Resolution No. 2571, and Commissioner Kadir-Jensen seconded. The motion carried unanimously.

Item G. Resolution No. 2572 Amending the Local Housing Assistance Voucher Pilot Program

HASCO’s Local Voucher Program Pilot (LVPP) was created to support vouchers on a local level. This program was initially offered to 17 families, and not all accepted the opportunity, leaving HASCO with additional funds to continue the program.

HASCO Leadership would like to ask the Board of Commissioners to expand eligibility for the LVPP to households living in HASCO-owned USDA properties whose units do not have rental subsidy. The estimated cost for the first year of this program is \$38,000, with a yearly max cost of \$116,000.

Commissioner Distelhorst moved to approve Resolution No. 2572, and Commissioner Redmon seconded. The motion carried unanimously.

Item H. Resolution No. 2573 Approving HASCO’s 2026-2027 Strategic Plan and Affirming the Mission

HASCO Leadership has spent the last year working alongside our commissioners and staff to create our 2026-2028 strategic plan, created to lead us over the next three years.

Commissioner Metzger-Utt moved to approve Resolution No. 2573, and Commissioner Redmon seconded. The motion carried unanimously.

INFORMATION ITEMS

Item I. – Finance Report

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HASCO's yearly audit has been finalized. We were pleased to have Commissioners Metzger-Utt and Kadir-Jensen join the closing conference, and we are proud to confirm HASCO received a Clean Opinion.

Item J. – Legal Counsel Report

Jon Jurich from Pacifica Law Group reported that comments regarding HUD's new Mixed Status rule have been submitted. This new proposed rule eliminates any households of mixed immigration status. HASCO is making a fact-based comment on this new rule. Jon shared that HASCO is not the only housing authority Pacifica is assisting with comment submissions. Pacifica is fielding calls on other HUD/federal issues.

Additionally, Pacifica is ensuring HASCO is in good standing with the 200th Street Project, and the Leonard's Crossing project, while also finalizing the Allegro Apartments closing.

Item K. – Commissioners' Report

The Commissioners had nothing to report this month.

Item L. – Chief Executive Officer Report

Laurie Olson shared she was invited by the Governor to join the Hopeworks Station event in Downtown Everett. The Governor signed all housing bills with many state representatives, senators, and stakeholders. It was a great event all around for affordable housing. Laurie also had the opportunity to meet with Mayor Rosen (Edmonds) at the monthly Directors' Meeting. Small jurisdictions continue to be the front line where people need the most help and have the most questions.

The Governor would like to separate housing from the Department of Commerce and has created the Department of Housing Task Force, focused on expanding housing supply, better aligning state housing programs, and addressing housing needs across the state. We are working with this task force, consistently attending monthly and quarterly meetings. HASCO has been recognized as one of the leading experts in public financing of affordable housing and will work hard to influence the outcome and vision for the future Housing Office.

This week, Laurie has been invited to present to the City of Monroe and to Snohomish County Tomorrow. Additionally, she and Chris Collier are scheduling meetings with state delegates during their off session to discuss affordable housing options.

Chris Jowell provided a development update, stating that closing calls for Leonard's Crossing have been moved to June 24th, with construction beginning shortly after. HASCO is planning a groundbreaking for this project in June. We continue to work on the 200th Street project, as well, which we hope to close on later this year.

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Additionally, we are looking into a possible tax credit bundle for our USDA and wholly owned properties, which involves refinancing our portfolio to address capital needs over the next 5 years.

We have two new positions we will be hiring for in the coming months—a Senior Developer and an Associate Developer (titles to be solidified). Creating and filling these roles will distribute work more evenly by replacing our former Director of Development.

Jenisa Story provided an operations update, sharing that we are working to update our client relationship management system. HASCO has just signed a contract with Salesforce and is working towards the next steps. This new software will create a full picture of how we engage with our clients, supporting more efficiency and productive engagement between clients and staff. Jenisa will also meet with front line staff (Administration, etc.) to learn more about what works and what doesn't, to best utilize this software.

New positions and salaries are being reviewed for fiscal year 2027. Full salary reviews are underway, including research to better understand how the market pays the roles we have in order to ensure fair compensation. An updated salary schedule will be available for review at the June board meeting.

This Friday, April 24th, the TBA department will host a regional meeting with other HCV departments.

ADJOURNMENT

Commissioner Alonzo moved to adjourn the meeting. Commissioner Redmon seconded, and the meeting was adjourned at 12:56 pm.

Joseph Alonzo, Chairperson

SEAL
ATTEST

Secretary

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Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: April 2026

***I have reviewed the attached expenditures listing totaling
\$10,763,352.33 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	03/30/26	\$1,825.38	03/30/26 Payables	04/02/26
Allegro	03/30/26	\$1,144.75	03/30/26 Past Payables	04/02/26
Allegro	04/01/26	\$4,932.22	04/01/26 Payables	04/02/26
Allegro	04/01/26	\$17,742.35	04/01/26 Past Payables	04/02/26
Allegro	04/06/26	\$13,316.62	4/6/26 Payables	04/09/26
Allegro	04/06/26	\$13,860.61	4/6/26 Past Payables	04/09/26
Allegro	04/08/26	\$12,600.74	4/10/26 Payroll	04/09/26
Allegro	04/13/26	\$30,606.64	4/13/26 Payables	04/16/26
Allegro	04/13/26	\$3,050.17	4/13/26 Past Payables	04/16/26
Allegro	04/20/26	\$7,321.38	4/20/26 Payables	04/23/26
Allegro	04/20/26	\$2,031.27	4/20/26 Past Payables	04/23/26
Allegro	04/22/26	\$15,706.67	4/24/26 Payroll	04/23/26
Allegro	04/27/26	\$50,869.07	4/27/26 Payables	04/30/26
Allegro	04/27/26	\$749.81	4/27/26 Past Payables	04/30/26
Allegro Total		\$175,757.68		
Autumn Chase	03/30/26	\$56,199.46	03/30/26 Payables	04/02/26
Autumn Chase	04/06/26	\$9,449.75	4/6/26 Payables	04/09/26
Autumn Chase	04/08/26	\$7,100.53	4/10/26 Payroll	04/09/26
Autumn Chase	04/13/26	\$11,676.02	4/13/26 Payables	04/16/26
Autumn Chase	04/20/26	\$433.02	4/20/26 Payables	04/23/26
Autumn Chase	04/22/26	\$9,777.49	4/24/26 Payroll	04/23/26
Autumn Chase	04/27/26	\$4,586.33	4/27/26 Payables	04/30/26
Autumn Chase Total		\$99,222.60		
Bristol Square	03/30/26	\$10,820.07	03/30/26 Payables	04/02/26
Bristol Square	04/06/26	\$5,343.00	4/6/26 Payables	04/09/26
Bristol Square	04/08/26	\$6,393.69	4/10/26 Payroll	04/09/26
Bristol Square	04/13/26	\$14,484.87	4/13/26 Payables	04/16/26
Bristol Square	04/20/26	\$8,171.46	4/20/26 Payables	04/23/26
Bristol Square	04/22/26	\$5,089.62	4/24/26 Payroll	04/23/26
Bristol Square	04/27/26	\$11,135.66	4/27/26 Payables	04/30/26
Bristol Square Total		\$61,438.37		
Carvel	03/30/26	\$3,580.76	03/30/26 Payables	04/02/26
Carvel	04/06/26	\$80,667.55	4/6/26 Payables	04/09/26
Carvel	04/08/26	\$17,347.40	4/10/26 Payroll	04/09/26
Carvel	04/13/26	\$35,841.67	4/13/26 Payables	04/16/26
Carvel	04/16/26	\$2,944.21	Urgent Funds	04/16/26
Carvel	04/20/26	\$21,307.23	4/20/26 Payables	04/23/26
Carvel	04/22/26	\$17,638.66	4/24/26 Payroll	04/23/26
Carvel	04/27/26	\$19,009.24	4/27/26 Payables	04/30/26
Carvel Total		\$198,336.72		
Ebey Arms	03/30/26	\$22,001.31	03/30/26 Payables	04/02/26
Ebey Arms	04/06/26	\$16,589.90	4/6/26 Payables	04/09/26
Ebey Arms	04/08/26	\$3,855.25	4/10/26 Payroll	04/09/26
Ebey Arms	04/13/26	\$15,786.09	4/13/26 Payables	04/16/26
Ebey Arms	04/20/26	\$50.00	4/20/26 Payables	04/23/26
Ebey Arms	04/22/26	\$3,930.98	4/24/26 Payroll	04/23/26
Ebey Arms	4/27/2026	\$21,771.85	4/27/26 Payables	4/30/2026
Ebey Arms Total		\$83,985.38		
Edmonds Highlands	03/30/26	\$2,863.43	03/30/26 Payables	04/02/26
Edmonds Highlands	04/06/26	\$49,035.87	4/6/26 Payables	04/09/26
Edmonds Highlands	04/08/26	\$6,641.26	4/10/26 Payroll	04/09/26
Edmonds Highlands	04/13/26	\$30,006.55	4/13/26 Payables	04/16/26
Edmonds Highlands	04/20/26	\$757.27	4/20/26 Payables	04/23/26

Property Name	Date	Amount	Description	Date wired
Edmonds Highlands	04/22/26	\$4,871.66	4/24/26 Payroll	04/23/26
Edmonds Highlands	04/27/26	\$40,463.18	4/27/26 Payables	04/30/26
Edmonds Highlands Total		\$134,639.22		
Madison Park	03/30/26	\$42,966.98	03/30/26 Payables	04/02/26
Madison Park	04/06/26	\$16,937.16	4/6/26 Payables	04/09/26
Madison Park	04/08/26	\$7,119.01	4/10/26 Payroll	04/09/26
Madison Park	04/13/26	\$18,795.01	4/13/26 Payables	04/16/26
Madison Park	04/20/26	\$13,642.87	4/20/26 Payables	04/23/26
Madison Park	04/22/26	\$7,547.48	4/24/26 Payroll	04/23/26
Madison Park	04/27/26	\$3,386.92	4/27/26 Payables	04/30/26
Madison Park Total		\$110,395.43		
Millwood Estates	03/30/26	\$22,524.02	03/30/26 Payables	04/02/26
Millwood Estates	04/06/26	\$24,258.54	4/6/26 Payables	04/09/26
Millwood Estates	04/08/26	\$20,451.44	4/10/26 Payroll	04/09/26
Millwood Estates	04/13/26	\$77,279.19	4/13/26 Payables	04/16/26
Millwood Estates	04/20/26	\$80,081.76	4/20/26 Payables	04/23/26
Millwood Estates	04/22/26	\$21,434.32	4/24/26 Payroll	04/23/26
Millwood Estates	04/27/26	\$23,420.29	4/27/26 Payables	04/30/26
Millwood Estates Total		\$269,449.56		
Olympic View	03/30/26	\$703.69	03/30/26 Payables	04/02/26
Olympic View	04/06/26	\$11,588.19	4/6/26 Payables	04/09/26
Olympic View	04/08/26	\$3,337.91	4/10/26 Payroll	04/09/26
Olympic View	04/13/26	\$7,785.99	4/13/26 Payables	04/16/26
Olympic View	04/20/26	\$9,481.45	4/20/26 Payables	04/23/26
Olympic View	04/22/26	\$3,275.33	4/24/26 Payroll	04/23/26
Olympic View	04/27/26	\$4,286.90	4/27/26 Payables	04/30/26
Olympic View Total		\$40,459.46		
Raintree Village	03/30/26	\$1,422.37	03/30/26 Payables	04/02/26
Raintree Village	04/06/26	\$16,125.53	4/6/26 Payables	04/09/26
Raintree Village	04/08/26	\$7,012.86	4/10/26 Payroll	04/09/26
Raintree Village	04/13/26	\$11,144.53	4/13/26 Payables	04/16/26
Raintree Village	04/20/26	\$25,683.93	4/20/26 Payables	04/23/26
Raintree Village	04/22/26	\$8,549.37	4/24/26 Payroll	04/23/26
Raintree Village	04/27/26	\$6,057.57	4/27/26 Payables	04/30/26
Raintree Village Total		\$75,996.16		
Sound View	03/30/26	\$11,862.68	03/30/26 Payables	04/02/26
Sound View	04/06/26	\$1,121.26	4/6/26 Payables	04/09/26
Sound View	04/08/26	\$3,335.20	4/10/26 Payroll	04/09/26
Sound View	04/13/26	\$8,090.25	4/13/26 Payables	04/16/26
Sound View	04/20/26	\$4,473.10	4/20/26 Payables	04/23/26
Sound View	04/22/26	\$3,271.44	4/24/26 Payroll	04/23/26
Sound View	4/27/2026	\$1,210.29	4/27/26 Payables	4/30/2026
Sound View Total		\$33,364.22		
Valley Commons	03/30/26	\$778.88	03/30/26 Payables	04/02/26
Valley Commons	04/06/26	\$2,649.00	Urgent Funds/Same day	04/06/26
Valley Commons	04/06/26	\$19,699.75	4/6/26 Payables	04/09/26
Valley Commons	04/08/26	\$3,938.25	4/10/26 Payroll	04/09/26
Valley Commons	04/13/26	\$2,092.14	4/13/26 Payables	04/16/26
Valley Commons	04/20/26	\$12,724.18	4/20/26 Payables	04/23/26
Valley Commons	04/22/26	\$3,805.35	4/24/26 Payroll	04/23/26
Valley Commons	04/27/26	\$1,489.00	Urgent Funds	04/27/26

ItemDate	PayeeName	CheckNumber	ItemAmount
4/1/2026	Berkadia		(45,456.83)
4/1/2026	Colliers		(52,891.83)
4/1/2026	Beneficial State Bank		(22,224.57)
4/1/2026	Beneficial State Bank		(34,379.96)
4/1/2026	Banner Bank		(19,971.57)
4/1/2026	Banner Bank		(4,662.88)
4/1/2026	Berkadia		(3,700.00)
4/1/2026	KeyBank National Association		(17,929.71)
4/1/2026	KeyBank National Association		(18,951.06)
4/2/2026	ppe 28Mar26 pd 03Apr26		(98,067.75)
4/2/2026	ppe 28Mar26 pd 03Apr26		(256,583.53)
4/3/2026	Amazon Com Sales Inc	729227	(315.74)
4/3/2026	Bickford Motors Inc	729228	(3,145.11)
4/3/2026	Bobby Simpson		(473.07)
4/3/2026	Catherine E Ervin		(20.68)
4/3/2026	Christopher Bogdan		(150.58)
4/3/2026	Cintas Corporation No 2	729229	(354.20)
4/3/2026	Clifford C Ford		(7.30)
4/3/2026	Colorado Department of Revenue	729230	(1,543.39)
4/3/2026	Comcast Cable Communications Inc	729231	(297.19)
4/3/2026	Corey M MacLean		(31.02)
4/3/2026	Cory M Jones		(15.05)
4/3/2026	Dalco Inc	729232	(109.98)
4/3/2026	Deborah K Opel		(7.30)
4/3/2026	Department of Retirement Systems		(49,517.70)
4/3/2026	Dorothy Shafer		(28.28)
4/3/2026	Dunn Lumber Company Inc	729233	(3,369.93)
4/3/2026	Environmental Works	729234	(514.50)
4/3/2026	HD Supply Facilities Maintenance LTD		(7,623.03)
4/3/2026	Hong T Tran		(23.72)
4/3/2026	Irena G Andrews		(14.60)
4/3/2026	Jane Wairimu		(94.92)
4/3/2026	KeyBank National Association		(104,057.37)
4/3/2026	Les Schwab Warehouse Center Inc	729235	(3,489.02)
4/3/2026	Metron and Associates Inc	729236	(3,867.50)
4/3/2026	Mission Square Retirement		(792.00)
4/3/2026	New Life Flooring Inc	729237	(1,268.06)
4/3/2026	Pacifica Law Group LLP	729239	(9,500.00)
4/3/2026	Regine Kalambaie		(3.65)
4/3/2026	Rentokil North America Inc	729240	(1,337.33)
4/3/2026	Rodney A Nelson	729241	(19.16)
4/3/2026	Sherrie Lynn Sturlaugson		(47.44)
4/3/2026	Sound Security Inc	729242	(605.23)
4/3/2026	State Auditors Office	729243	(15,789.93)
4/3/2026	Statewide Rent-a-Fence Inc	729244	(2,430.00)
4/3/2026	Stoel Rives LLP	729245	(8,580.60)
4/3/2026	Tammy A Bunch		(10.95)
4/3/2026	The Pitney Bowes Bank Inc		(6,000.00)
4/3/2026	Thomas C Lovelace		(27.37)

ItemDate	PayeeName	CheckNumber	ItemAmount
4/3/2026	Vinyl Lab NW LLC		(1,195.00)
4/3/2026	Washington Alarm	729246	(2,205.75)
4/3/2026	Wex Bank		(4,544.89)
4/9/2026	Allegro		(76,755.63)
4/10/2026	JP Morgan Chase		(46,896.98)
4/10/2026	ADP Inc		(2,630.82)
4/10/2026	Alliance Technologies LLC	729247	(5,650.00)
4/10/2026	Amazon Com Sales Inc	729248	(198.64)
4/10/2026	Angela Seay		(178.93)
4/10/2026	Bobby Simpson		(158.12)
4/10/2026	Cellco Partnership	729249	(1,135.90)
4/10/2026	Christopher Collier		(1,074.68)
4/10/2026	City of Arlington	729250	(5,507.26)
4/10/2026	City of Stanwood	729251	(3,372.04)
4/10/2026	Department of Labor and Industries	729252	(21,431.30)
4/10/2026	Dunn Lumber Company Inc	729253	(820.66)
4/10/2026	HD Supply Facilities Maintenance LTD		(1,685.48)
4/10/2026	Iron Mountain Inc		(785.84)
4/10/2026	Key Northwest LLC	729254	(1,607.21)
4/10/2026	Lake Stevens Sewer District	729255	(13,020.91)
4/10/2026	Mark Papritz		(369.32)
4/10/2026	Maul Foster & Alongi Inc	729256	(9,500.00)
4/10/2026	Modern Painting Group	729257	(2,900.00)
4/10/2026	NRG Services LLC	729258	(14,137.58)
4/10/2026	Paradise Valley Landscaping Company Inc	729259	(16,360.00)
4/10/2026	Print West Inc		(4,622.79)
4/10/2026	PUD No 1 of Snohomish County	729260	(2,423.34)
4/10/2026	Puget Sound Energy	729261	(94.30)
4/10/2026	Snohomish County	729262	(360.50)
4/10/2026	Snohomish County Treasurer	729263	(35,784.93)
4/10/2026	Statewide Rent-a-Fence Inc	729264	(2,324.00)
4/10/2026	Stephanie Page		(124.90)
4/10/2026	The Nelrod Company	729265	(2,000.00)
4/10/2026	Troy Delaney		(85.00)
4/10/2026	Up N Down Elevators LLC	729266	(1,590.00)
4/10/2026	USDA		(4,167.51)
4/10/2026	Washington State Health Care Authority	729267	(167,776.01)
4/16/2026	ppe 11Apr26 pd 17Apr26		(97,135.99)
4/16/2026	ppe 11Apr26 pd 17Apr26		(256,806.18)
4/16/2026	Mai Tran	729294	(150.00)
4/17/2026	All Clear Screening LLC		(65.00)
4/17/2026	Amazon Com Sales Inc	729268	(1,176.44)
4/17/2026	Bay Alarm Company	729269	(260.61)
4/17/2026	Brinton Business Ventures Inc	729270	(19.95)
4/17/2026	CBS Reporting Inc	729271	(456.50)
4/17/2026	Cintas Corporation No 2	729272	(160.29)
4/17/2026	City of Snohomish	729273	(3,992.08)
4/17/2026	Dalco Inc	729274	(46.01)
4/17/2026	Department of Retirement Systems		(49,693.02)

ItemDate	PayeeName	CheckNumber	ItemAmount
4/17/2026	Department of Retirement Systems	729275	(40.54)
4/17/2026	Elizabeth Dewey		(36.40)
4/17/2026	HD Supply Facilities Maintenance LTD		(5,616.23)
4/17/2026	HD Supply Facilities Maintenance LTD		(2,194.59)
4/17/2026	Iris Group Holdings LLC	729276	(139.93)
4/17/2026	Judd & Black	729277	(718.95)
4/17/2026	Language Line Services Inc	729278	(476.65)
4/17/2026	Mark Papritz		(239.11)
4/17/2026	Maurice Drayton		(260.00)
4/17/2026	Mindy Wilson		(626.41)
4/17/2026	Mission Square Retirement		(792.00)
4/17/2026	PUD No 1 of Snohomish County	729279	(3,710.78)
4/17/2026	Puget Sound Energy	729280	(247.00)
4/17/2026	Refinishing Solutions LLC	729281	(1,490.00)
4/17/2026	Rentokil North America Inc	729282	(530.70)
4/17/2026	Republic Services Inc	729283	(2,289.21)
4/17/2026	Silver Lake Water & Sewer District	729284	(7,729.45)
4/17/2026	Snohomish County	729285	(1,026.73)
4/17/2026	Steel Bison Security LLC	729286	(2,276.30)
4/17/2026	Team Car Care LLC	729287	(132.70)
4/17/2026	U S Bank	729288	(78.00)
4/17/2026	U S Bank	729289	(2,475.00)
4/17/2026	Washington Alarm	729290	(318.75)
4/17/2026	Washington Asbestos Testing LLC	729291	(8,300.00)
4/17/2026	Waste Management - Northwest	729292	(18,638.81)
4/17/2026	Wave Broadband	729293	(1,223.88)
4/24/2026	5 Star Services Inc		(100.00)
4/24/2026	AC Blackpoint Acquisition Inc	729295	(1,572.28)
4/24/2026	Alderwood Water & Wastewater District	729296	(12,707.50)
4/24/2026	All Valley Plumbing Inc	729297	(22,866.00)
4/24/2026	Amazon Com Sales Inc	729298	(459.66)
4/24/2026	Bobby Simpson		(211.56)
4/24/2026	Carahsoft Technology Corporation		(14.99)
4/24/2026	Cintas Corporation No 2	729299	(160.29)
4/24/2026	City of Lynnwood	729300	(6,748.42)
4/24/2026	City of Marysville	729301	(10,568.17)
4/24/2026	City of Mountlake Terrace	729302	(27,860.48)
4/24/2026	Comcast Cable Communications Inc	729303	(3,221.30)
4/24/2026	Dalco Inc	729304	(287.66)
4/24/2026	Dunn Lumber Company Inc	729305	(1,331.59)
4/24/2026	Emphasys Computer Solutions	729306	(1,251.25)
4/24/2026	HD Supply Facilities Maintenance LTD		(2,059.98)
4/24/2026	Jades Jet City Carpet Cleaning Inc	729307	(376.00)
4/24/2026	Kara Clawson		(20.88)
4/24/2026	Marys Towing Inc	729308	(217.00)
4/24/2026	New Life Flooring Inc	729309	(2,525.08)
4/24/2026	Pacifica Law Group LLP	729310	(28,296.00)
4/24/2026	Paradise Valley Landscaping Company Inc	729311	(1,560.00)
4/24/2026	Pitney Bowes Inc		(4,018.75)

ItemDate	PayeeName	CheckNumber	ItemAmount
4/24/2026	PUD No 1 of Snohomish County	729312	(12,283.77)
4/24/2026	Refinishing Solutions LLC	729313	(1,660.00)
4/24/2026	Rentokil North America Inc	729314	(100.00)
4/24/2026	Siskun Power Equipment Inc	729315	(55.98)
4/24/2026	Snohomish County	729316	(352.00)
4/24/2026	Snohomish County Treasurer	729317	(21,996.45)
4/24/2026	State Auditors Office	729318	(7,266.65)
4/24/2026	State of Washington		(12,327.10)
4/24/2026	Team Car Care LLC	729319	(106.18)
4/24/2026	The Point LLC		(64,320.00)
4/24/2026	Total Landscape Corporation	729320	(29,053.91)
4/24/2026	U S Bank	729321	(1,350.00)
4/24/2026	Ulliance Inc		(7,050.00)
4/24/2026	West Publishing Corporation	729322	(547.96)
4/24/2026	Woodburn Company		(722.95)
4/27/2026	ADP Inc		(95.23)
4/27/2026	Kassume E Havens	729323	(150.00)
4/27/2026	Laura Jane Woods	729324	(150.00)
4/30/2026	ppe 25Apr26 pd 01May26		(97,438.15)
4/30/2026	ppe 25Apr26 pd 01May26		(257,849.21)
	Total		(2,370,659.38)
	Total HAP/UAP Payments		(7,027,546.53)
	Total Wires to Property Managers		(1,365,146.42)
	Total Payments		<u>\$ (10,763,352.33)</u>



RESOLUTION NO. 2575

APPROVING REIMBURSEMENT FOR THE BOW TIE IN LYNNWOOD

A **RESOLUTION** of the Housing Authority of Snohomish County declaring its intention to reimburse a tax credit limited partnership with proceeds of bonds to be issued by the Authority to finance the construction of a multifamily apartment by such entity.

WHEREAS, the Housing Authority of Snohomish County (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons residing in Snohomish County, Washington;

WHEREAS, the Authority has determined to construct and equip The Bow Tie, a 64-unit affordable housing project (the “Project”) on land owned by the Authority and located at 5714 200th Street SW and 5710 200th Street SW in Lynnwood, Washington (the “Property”); and

WHEREAS, the Authority intends to sell such Property to The Bow Tie Family LLLP, a Washington limited liability limited partnership (the “Partnership”) of which the Authority, through a limited liability company in which it is the sole member, is the general partner, for the development of the Project on the Property; and

WHEREAS, the Authority intends to issue tax-exempt bonds and to loan the proceeds to the Partnership for the construction of the Project by the Partnership.

WHEREAS, Treasury Regulations Section 1.103-8(a)(5) requires that, in order for expenditures for an exempt facility that are made before the issue date of bonds issued to provide financing for that facility to qualify for tax-exempt financing, the issuer must declare an official intent under Treasury Regulations Section 1.150-2 to reimburse any such expenditures from the proceeds of those bonds, and the purpose of this resolution is to satisfy the requirements of such regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY as follows:

Section 1. The Authority reasonably expects to issue tax-exempt bonds in the aggregate principal amount of not to exceed \$14,000,000 (the “Bonds”) and to loan the proceeds of the Bonds to the Partnership.

Section 2. The Partnership intends to use the loaned Bond proceeds for the construction and equipping of the Project.

Section 3. The Authority reasonably expects to reimburse the Partnership from the proceeds of the Bonds for costs and expenses incurred prior to the date of issuance of the Bonds.

Section 4. This Declaration of Official Intent is intended as a declaration of official intent to reimburse in accordance with the requirements of Treasury Regulation Section 1.150-2.

Ways Home. Paths Forward.





ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY at a special meeting thereof this **12th day of May, 2026.**

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

Joseph Alonzo, Chairperson

SEAL

ATTEST

Secretary

Ways Home. Paths Forward.





RESOLUTION NO. 2576

APPROVING REIMBURSEMENT FOR LEONARD'S CROSSING IN MARYSVILLE

A **RESOLUTION** of the Housing Authority of Snohomish County declaring its intention to reimburse a tax credit limited liability limited partnership with proceeds of bonds to be issued by the Authority to finance the construction of a multifamily apartment by such entity.

WHEREAS, the Housing Authority of Snohomish County (the "Authority") seeks to encourage the provision of long-term housing for low-income persons residing in Snohomish County, Washington;

WHEREAS, the Authority has determined to construct and equip Leonard Crossing, a 124-unit affordable housing project (the "Project") on land owned by the Authority and located at 1098 Cedar Avenue, in Maryville, Washington (the "Property"); and

WHEREAS, the Authority intends to sell such Property to Marysville Cedar and Grove LLLP, a Washington limited liability limited partnership (the "Partnership") of which the Authority, through a limited liability company in which it is the sole member, is a co-general partner with Inland Marysville Cedar and Grove Manager, LLC, for the development of the Project on the Property; and

WHEREAS, the Authority intends to issue tax-exempt bonds and to loan the proceeds to the Partnership for the construction of the Project by the Partnership.

WHEREAS, Treasury Regulations Section 1.103-8(a)(5) requires that, in order for expenditures for an exempt facility that are made before the issue date of bonds issued to provide financing for that facility to qualify for tax-exempt financing, the issuer must declare an official intent under Treasury Regulations Section 1.150-2 to reimburse any such expenditures from the proceeds of those bonds, and the purpose of this resolution is to satisfy the requirements of such regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY as follows:

Section 1. The Authority reasonably expects to issue tax-exempt bonds in the aggregate principal amount of not to exceed \$22,000,000 (the "Bonds") and to loan the proceeds of the Bonds to the Partnership.

Section 2. The Partnership intends to use the loaned Bond proceeds for the construction and equipping of the Project.

Section 3. The Authority reasonably expects to reimburse the Partnership from the proceeds of the Bonds for costs and expenses incurred prior to the date of issuance of the Bonds.

Section 4. This Declaration of Official Intent is intended as a declaration of official intent to reimburse in accordance with the requirements of Treasury Regulation Section 1.150-2.

Ways Home. Paths Forward.





ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY at a special meeting thereof this **12th day of May, 2026.**

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

Joseph Alonzo, Chairperson

SEAL

ATTEST

Secretary

Ways Home. Paths Forward.



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**HOUSING AUTHORITY OF SNOHOMISH COUNTY
RESOLUTION NO. 2577**

**ADOPTING ANNUAL UPDATES TO THE SECTION 8 HOUSING CHOICE
VOUCHER ADMINISTRATIVE PLAN**

WHEREAS, the Housing Authority of Snohomish County (HASCO) is required by the U.S. Department of Housing and Urban Development (HUD) to establish an Administrative Plan outlining its policies and procedures for the Housing Choice Voucher Program; and,

WHEREAS, the original Administrative Plan and any updates must be approved by the Board annually; and,

WHEREAS, the current version of the plan was approved was approved by the Board on November, 2025; and,

WHEREAS, HASCO has made discretionary revisions throughout the Administrative Plan to reflect current regulations and practices,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY that the revisions to the Administrative Plan described in Exhibit A are hereby adopted.

DATED, this 12th day of May, 2026.

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

Joe Alonzo, Chairperson

SEAL

ATTEST



Secretary

Exhibit A: Summer 2026 Revisions to HASCO Administrative Plan

This summary document highlights the updated content in HASCO’s Administrative Plan to be presented to the Board of Commissioners in May 2026.

Overview of Changes in the Current Revision

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

Throughout

- Grammar and format updates for clarity and readability

Introduction

- Revised to account for the most recent HOTMA guidance and updated NSPIRE compliance date.

Chapter 1

- Contains clarifications on the HOTMA Voucher Final Rule, particularly as they relate to the plan's contents.
- “Decent, safe, and sanitary housing” has been changed to “safe, habitable housing.”

Chapter 2

- Revised equal access language to account for Executive Order 14168.
 - Removed references to the Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule. HASCO continues to protect sexual orientation under WA RCW Chapter 49.60
- Revised policy language on serving limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
 - Removed requirement to provide translation services
 - Revised Part III from “Improving access to services for persons with limited English Proficiency” to “Serving Limited English Proficient Persons.” Added information about the OAG memo and Executive Order
- Revised RA appeal requirements to provide review by the CEO rather than an informal hearing.

Chapter 3

- Contains clarifications on compliance with consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrest records outlined in Notice PIH 2025-26.
- Added requirement that all US citizens or US Nationals sign a declaration of citizenship status following HUD Secretary Letter 12/16/25
- Added a requirement that ineligible noncitizens sign a declaration of their status and that when HASCO knows an individual who is not lawfully present in the United States, they must provide a report to DHS within 45 days after the close of the appropriate calendar year quarter [HUD Secretary Letter 12/16/25].
- Added clarification in section 3-I.F. DEPENDENTS AND MINORS that if parents do not dispute primary custody, HASCO will honor their agreement.
- Removed section 3-III.C Restriction on Assistance Based on Assets due to delay in HOTMA compliance. It will be re-added once it becomes relevant.

Chapter 4

- Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Removed the ability to allow family members 90 days to produce Social Security verification before denying assistance.

Chapter 5

- Revised language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
- Clarified language to reflect updated VAWA forms.

Chapter 6

- Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset.
- Various policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov.
 - Auxiliary apparatus and assisted care can only be deducted if the items enable a family member to work.
 - “Auxiliary apparatus items may include expenses for wheelchairs, ramps, adaptations to vehicles, guide dogs, assistance animals, or special equipment to enable a person who is blind or has low vision to read or type or special equipment to assist a person who is deaf or hard of hearing [Notice PIH 2023-27].”
 - “Examples of attendant care expenses can include teaching a person with disabilities how to perform day-to-day tasks independently, like cleaning, bathing, doing laundry, and cooking. Attendant care can be 24-hour care, or care during sporadic periods throughout the day [Notice PIH 2023-27].”
- Revised language on treatment of student financial assistance, as it was removed from 2026 HUD appropriations.
- Clarified that HASCO will redact all medical information if a participant provides it

Chapter 7

- Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov.
- Addition of section 7-I.C on streamlined income determinations.
- Updated section 7-2.F on self-certification to require all self-certifications to include the following language:
 - “I/We, the undersigned, certify under penalty of perjury that the information provided here is true and correct, to the best of my knowledge and recollection. WARNING: Anyone who knowingly submits a false claim or knowingly makes a false statement is subject to criminal and/or civil penalties, including confinement for up to five years, fines, and civil and administrative penalties (18 U.S.C. 287, 1001, 1010, 1012; 31 U.S.C. 3279, 3802).”
- Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25.
- Added that HASCO must comply with HIPAA, and redact PII from verification
- Clarified language to reflect updated VAWA forms.

Chapter 8

- Updated NSPIRE compliance date.
- Updated citations related to life-threatening deficiencies.
- Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024, or later.

Chapter 9

- Added section on PHA Leasing Assistance for Families in accordance with Notice PIH 2022-18.
- Clarified that HASCO can request an exception from HUD to accept a HAP contract after 60 days for extenuating circumstances.

Chapter 10

- This chapter contains only minor updates to bring the content current.

Chapter 11

- Policy clarifications based on answers received from Hotmaquestions@hud.gov.
 - Removed section I.B Streamlined Annual Reexaminations
 - Updated section I.C Scheduling Annual Reexaminations, removing procedural details in alignment with the model plan
 - Updated section I.D Conducting Annual Reexaminations to add notification requirements in alignment with the model plan
- Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of the Attorney General (OAG) Memo 7/14/25.

Chapter 12

- Contains clarifications on compliance with consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrest records outlined in Notice PIH 2025-26.
 - Removed statement that an arrest record would not be used as the sole basis for voucher termination
 - In Section 12-I.D Mandatory Termination of Assistance, changed “serious or repeated lease violations” to “serious lease violations” and added a HASCO Policy that HASCO will terminate assistance if the family revokes consent for HASCO to collect information from financial institutions per HOTMA.
 - In Section 12-I.E Mandatory Policies and Other Authorized Terminations, added eviction for repeated lease violations as a reason for termination.
 - In Section 12-II.D. Criteria for Deciding to Terminate Assistance, added that HASCO may obtain a copy of a police report when there is a record of arrest

Chapter 13

- Added section on owner incentive/retention payments in accordance with Notice PIH 2022-18.

Chapter 14

- Revised amount of federal awards required to have an independent audit.

Chapter 15

- Added section on use of exception payment standards in line with Notice PIH 2025-12.12

Chapter 16

- Clarified reasonable accommodation language in line with Notice PIH 2025-12.
- Revised language on language assistance in accordance with Executive Order 14224 and Office of the Attorney General (OAG) Memo 7/14/25.
- Clarified record retention language on equal access to account for Executive Order 14168.
- Revised language on medical and disability records citing Notice PIH 2010-26.
- Clarified language to reflect updated VAWA forms and included sample versions of new forms.

Chapter 17

- Revised language on language assistance in accordance with Executive Order 14224 and Office of the Attorney General (OAG) Memo 7/14/25.
- Added language on PBV requirements for program briefings in alignment with the updated model plan.
- Clarified that the “amount determined by the PHA following the administrative plan not to exceed 110 percent of the applicable fair market rent” is the current small area fair market rent payment standard
- Removed the sample PBV Development Information sheet

Chapter 18

- Updated FUP and FYI sections to bring them current with Notice PIH 2025-08. Changes related to voucher lengths and extensions; briefing requirements; and clarification on waitlist requirements.
- Revised language regarding limited English proficient persons and language assistance in accordance with Executive Order 14224 and Office of the Attorney General (OAG) Memo 7/14/25.

Glossary

- Revised definitions to reflect updated VAWA forms.

Appendix

- Revised appendix to remove policies incorporated before the HOTMA full compliance date.

Temporary Policy Supplement for Emergency Housing Vouchers (EHVs)

- Revised TPS for EHVs with updated information contained in Notices PIH 2025-07 and PIH 2025-19.