



Resident Advisory Board

2pm, June 11th, 2026

Zoom

Type of meeting	Virtual
# of attendees	16 program participants, 2 HASCO staff
# of people who commented	7 participants commented throughout the presentation, 2 people’s comments have been withheld from the notes for relevance and personal housing details.

An amendment has been made to our current Agency Plan and because of that, HASCO conducted a Resident Advisory Board meeting to share with our participants and community partners the anticipated update. The meeting was held on Zoom on Thursday, June 11th at 2pm. Jodie Halsne, Tenant Based Assistance Director presented while Sara O’Neill, TBA Administrative Specialist took notes. There were 16 attendees from the community.

This meeting was focused mainly on sharing information about the Agency Plan update. In 2015, HASCO began converting our public housing stock to project-based units. The agency has retained the authority to have up to 253 public housing units in the future. Jodie Halsne shared HASCO’s interest in exploring options to use that authority to build new units in the next 3-5 years. After presenting on this topic, the meeting was opened up to our Resident Advisory Board for their input.

DB opened the discussion by asking if HASCO was building an apartment complex.

Jodie Halsne: We aren’t sure yet. We are looking into different options.

RG: If HASCO already had this authority, why didn’t you use the authority yet?

JH: The first step to using this authority is announcing it to our clients and the community.

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RG: Is this independent or non-independent housing? Similar to big halfway houses. Supportive housing?

JH: HASCO builds apartment buildings, we do not build supportive housing.

RB continued with another final question: What started this change? Houses still cost a lot, so how will this help people in the county?

JH: Our goals. We want to expand affordable housing in the county. Again, to start that process we have to alert the public to that change. We are looking at how we can increase affordable housing in the county with the resources we have.

We are looking to support households at 60% or lower of the median area income.

RG ended this round of discussion saying she was confused about what the housing would look like and she was concerned the amenities would be lower because it would be housing targeting households with lower income.

MC: How many units would be disabled or accessible units?

JH: I don't know yet since we are at the beginning of exploring options.

The topic of community members sharing their participant stories with HASCO came up because community outreach has been a goal of HASCO's.

RR: I would like to also be involved in sharing my story/experience. Is there going to be an agency committee for this building? Who will be in charge of the building, then also in charge of the affordability of the units? If there's going to be agencies that don't work with the government or HUD?

JH: As for who is going to over the process, that will be with another department. We have a real estate controller and asset management. They will be in charge of that process. We also as a goal like to go to the public for comment about big changes or goals we have. I do foresee us reaching out to the public for more input.

RR spoke of having difficulties leasing up or meeting the requirements. Is that something HASCO would take into consideration?

JH: Public housing works differently than HCV. All units will have tenancy and leasing requirements. People have to meet those tenancy requirements. The HCV may be the

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source of income, however landlords have their own criteria for applications, as long as the landlord has the same requirements for voucher holders as they would for unassisted applicants.

MS: I am personally grateful because I have benefited from HASCO's generosity from HASCO for a couple years. You mentioned partners HASCO has worked with before [in regards to public housing]. Was that the YWCA?

JH: No, we took over the complexes to manage.

MS: When I started housing assistance, it helped a lot with my rent I had hoped that I would be able to move on fast. I had some challenges over the many years. I face many challenges living in low income housing. Having a roof is great, but also being in bad situations from management and other residents, there is no fix. I have been trying to figure out somewhere new. HASCO staff treats us well, but it is the management. It is important to build housing to stop homelessness, but that has ended up leaving some of the other tenants in poor conditions.

JH: This is one of the reasons we want to increase the options for affordable housing.

DG: A building for low-income housing, like HNN. For example, if I move in, would I be in a project-based unit or income based?

JH: It would be public housing. It would be income based. 30% of income would be put towards the rent.

The questions and discussion time concluded and the meeting ended at 2:55pm.

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2025-2029 Agency Plan

Amendment to the Plan

Resident Advisory Board Meeting

Housekeeping

- Please use the raise hand function for questions. Any other questions, you can make note of them for yourself and save them for later.
- People joining the meeting are muted by default this meeting because it can cause distraction for the presenter. If you have questions, you can enter them in the chat or wait until the end of the presentation to ask.
- If you have any questions you do not feel comfortable asking aloud, you can send them to Sara O’Neill at sconeill@hasco.org

Agenda

- Overview of HASCO, our housing programs, and the Agency Plan
- What is RAB's role?
- Reminder of our current goals
- The Agency Plan Timeline
- The Amendment to the plan – Faircloth Vouchers
- Discussion and Questions

Agency Plan Overview

- HUD required 5-year plan
 - Updated annually. Most recent updates were submitted to HUD in April of this year.
 - A guide for our policies, programs, and goals the agency follows
 - In the case of a significant amendment to the plan, we must get participant and community feedback.*
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- (That's you and why we're here!)

What Tenant Based Assistance Does

- We serve families in Snohomish County with 4,310 vouchers.
- Subsidy is dispersed through Housing Choice Vouchers & Project-Based Vouchers
 - We have many special programs for Homeless, Elderly, Veterans, People with disabilities, and Youth aging out of foster care.

Agency Plan Current Goals

- Use HASCO resources to increase affordable housing options
- Advocate for affordable housing and services in Snohomish County
- Inform the community on the needs of families who are homeless or rent-burdened

Where we are in the Agency Plan Timeline

- Agency Plan *Amendment* RAB Meeting – June 11th
- HASCO Board Approves drafted amendment – June 16th
- Resident and public comment period of 45 Days – June 24th to August 8th
- HASCO Board Approves update to Agency Plan – September 15th

Amendment Explanation

- Preserving an option we want to explore in support of goal one: Use HASCO resources to increase affordable housing options.
- In 2015, HASCO began converting its Public Housing stock to project-based units.
- HASCO kept its authority to have up to 253 Public Housing units in the future through "Faircloth Authority"
- Exploring options to use that authority to build new units in the next 3-5 years is a "significant modification" to the Agency Plan
 - Significant Modifications require an amendment, including public input



Thank you for joining!

Questions and Discussion