



MEETING NOTICE

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

**DATE: Tuesday, July 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 July 21, 2026, Regular Meeting.....1
- D. ACTION** on Minutes of the June 16, 2026, Regular Meeting and June 24, 2026, Special meeting2
- E. Resolution No. 2586** Authorizing Payment of June Expenditures.....9

ACTION ITEMS

- F. Resolution No. 2587** Authorizing the Chief Executive Officer to Enter Into an Interlocal Agreement with The Housing Authority of the City of Everett Regarding Cooperation Within the Casino Road Area of the City of Everett.....14

INFORMATION ITEMS

- G. Finance Report**
- H. Legal Counsel Report**
- I. Commissioners' Report**
- J. Chief Executive Officer Report**

ADJOURNMENT

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The Regular Meeting of the Board of Commissioners was convened at 12:02 pm on June 16, 2026 at the Housing Authority of Snohomish County.

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

Absent: Commissioner Wallace, excused
Commissioner Distelhorst, excused

Staff: Laurie Olson, Chief Executive Officer
Jenisa Story, Chief Operating Officer
Wendy Dougherty, Controller
Chris Jowell, Real Estate Controller
Chris Collier, Director of Government Relations
Maurice Drayton, Director of Internal Legal Affairs
Jodie Halsne, Director of Tenant-Based Assistance
Liz Dewey, HR & Administrative Services Manager
Jenn Lehmann, Executive Assistant
Karen Fan, Financial Analyst

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

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Item C. APPROVE Agenda for the June 16, 2026, Regular Meeting

Item D. ACTION on Minutes of the May 12, 2026, Special Meeting

Item E. Resolution No. 2578 Authorizing Payment of May 2026 Expenditures

ACTION ITEMS

Item F. Election of Officers

The election of officers was held in June to accommodate the change in May's meeting date. Commissioner Alonzo will remain as Chairperson, while Commissioner Metzger-Utt will take over as Vice Chairperson.

Commissioner Redmon moved to approve Joe Alonzo as Chairperson and Commissioner Metzger-Utt as Vice Chair; Commissioner Metzger-Utt seconded and the motion carried.

Item G. Resolution No. 2579 Approving the FY27 Budget

Laurie shared that HASCO has much to celebrate this summer, including the groundbreaking at Leonard Crossing and supporting Habitat for Humanity in launching its first project in more than 12 years. She also highlighted that HASCO has combined its capital and operating budgets and has purchased The Allegro. HASCO is excited to continue moving toward its next groundbreaking in the coming months. Laurie noted that HASCO staff have been positive and supportive of the agency's goals, and she anticipates continued progress over time, including pursuing assemblage operations related to the light rail. Additionally, Mayor Franklin has asked HASCO to participate in planning around Casino Road. Looking ahead, Laurie shared her vision of establishing a real estate department as HASCO continues to grow.

Wendy presented the 2027 fiscal year (FY27) budget, and Commissioner Metzger-Utt moved to approve the resolution; Commissioner Redmon seconded, and the motion was carried unanimously.

Item H. Resolution No. 2580 Amending the Position Classification Plan and Salary Schedule

Jenisa presented the proposed FY27 staff position and salary changes. She explained that every few years, HASCO conducts a market study to help evaluate inflationary pressures and ensure compensation remains competitive. The review also considered HASCO's strategic plan,

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business needs, and how Leadership could best address those priorities within the existing organizational structure. Leadership agreed that investing in staff and infrastructure now is the best approach to support the agency's long-term growth and future success.

Commissioner Redmon moved to approve this resolution. Commissioner Metzger-Utt seconded the motion, and the resolution carried. Commissioner Kadir-Jensen abstained.

Item I. Resolution No. 2581 Authorizing Staff to Make Available the Draft 2026-2027 One-Year Public Housing Agency Plan for Public Comment

An amendment to the Agency Plan was presented to support the first agency goal of using HASCO resources to increase affordable housing. In 2015, HASCO disposed of public housing, and the units were converted into Faircloth Authority. HASCO currently has 253 Faircloth units that could be built. The intent is not to pursue public housing, but instead to build the units and then do a RAD conversion after construction. To move forward with this work, HASCO must formally declare its intent in the Agency Plan. Because this represents a significant amendment to the plan, a Resident Advisory Board meeting was held, with 13 members of the public in attendance. The meeting included engaging and dynamic discussion. HASCO would like to put this Agency Plan out for public comment for 45 days.

Commissioner Redmon moved to approve this resolution. Commissioner Metzger-Utt seconded the motion, and the resolution carried. Commissioner Kadir-Jensen abstained.

Item J. Resolution No. 2582 Authorizing the Issuance of Tax-Exempt and Taxable Revenue Notes for Leonard Crossing in Marysville

The Board of Commissioners has authorized up to \$26 million in taxable note financing and approved the required documentation for the Leonard Crossing financing process. A locked-in interest rate has not yet been received from Wells Fargo.

Commissioner Redmon moved to approve this resolution. Commissioner Metzger-Utt seconded the motion, and the resolution carried. Commissioner Kadir-Jensen abstained.

Item K. Resolution No. 2583 Authorizing the Issuance of Taxable Revenue Notes for Leonard Crossing, to be Purchased by Snohomish County

The Board considered the issuance of up to \$14 million in notes to be purchased by the Snohomish County Treasurer's Office to support housing development. This financing is expected to reduce the overall construction carrying costs of the project and is an important

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component of HASCO's development strategy. The Board authorized the issuance of the notes and approved the execution of all required sale documents.

Commissioner Redmon moved to approve this resolution. Commissioner Metzger-Utt seconded the motion, and the resolution carried. Commissioner Kadir-Jensen abstained.

Item L. Resolution No. 2584 Authorizing and Approving Transactions Necessary for and Marking Findings Regarding the Development of Leonard Crossing

An overview of all aspects related to Leonard Crossing was provided, including a description of the project, financing sources totaling approximately \$47 million. The discussion also included the sale of HASCO-owned property to the partnership. The project team is hoping to begin construction with a groundbreaking scheduled for June 30th.

Commissioner Redmon moved to approve this resolution. Commissioner Metzger-Utt seconded the motion, and the resolution carried. Commissioner Kadir-Jensen abstained.

INFORMATION ITEMS

Item M. – Legal Counsel Report

Faith reported that Pacifica's primary focus has been on Leonard Crossing. She shared that there are numerous documents currently in development and that she is working closely with Mo on additional items and future planning efforts.

Item N. – Commissioners' Report

Commissioner Redmon thanked everyone who helped organize the groundbreaking ceremony and shared that it was a wonderful event with significant support from the community.

Commissioner Kadir-Jensen reported that he is resigning from his position as a HASCO Commissioner effectively immediately as he started a position at Snohomish County this week and is no longer eligible to serve on the Board.

Item O. – Chief Executive Officer Report

Laurie reported that the agency is no longer experiencing a shortfall, which is a significant accomplishment. This allows HASCO to issue additional vouchers, support resident moves, and expand Project-Based Voucher (PBV) opportunities. Laurie expressed gratitude for this progress.

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HASCO is currently providing comments on the OMB proposed rule change and will provide an update at the next Board meeting. HASCO has also already engaged with the AG Office regarding this matter.

HASCO has been invited to participate in the Casino Road project. Laurie and Chris Collier continue to have productive conversations with state senators and representatives and report that these efforts have been well received.

Chris Jowell and Laurie attended WAHFA in Balmer, where it was shared that Balmer is allocating billions toward housing initiatives. HASCO was considered a potential recipient of funding, and the agency is exploring opportunities to leverage these resources to support future housing efforts.

ADJOURNMENT

The meeting was adjourned at 1:31 pm.

Joseph Alonzo, Chairperson

SEAL
ATTEST

Secretary

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The Special Meeting of the Board of Commissioners was convened at 3:02 pm on June 24, 2026 at the Housing Authority of Snohomish County.

Present: Commissioner Alonzo
Commissioner Distelhorst
Commissioner Metzger-Utt
Commissioner Redmon

Absent: Commissioner Wallace (excused)

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, HR & Administrative Services Manager
Jenn Lehmann, Executive Assistant

Legal: Faith Pettis, Pacifica Law Firm

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

Item C. APPROVE Agenda for the June 24, 2026, Special Meeting

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ACTION ITEMS

Item D. Resolution No. 2585 Authorizing and Approving Transactions Necessary for and Making Findings Regarding the Development of Leonard Crossing

The Board of Commissioners met to approve a modification to the resolution regarding the financing of Leonard Crossing.

Commissioner Metzger-Utt moved to for approval of resolution no. 2585. Commissioner Redmon seconded, and the motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 3:09 pm.

Joe Alonzo, Chairperson

SEAL
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Secretary

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Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: June 2026

***I have reviewed the attached expenditures listing totaling
\$12,219,091.33 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	06/01/26	\$8,535.14	6/1/26 Payables	06/04/26
Allegro	06/03/26	\$13,300.92	6/5/26 Payroll	06/04/26
Allegro	06/08/26	\$17,863.05	6/8/26 Payables	06/11/26
Allegro	06/15/26	\$4,713.33	6/15/26 Payables	06/17/26
Allegro	06/16/26	\$14,525.78	6/18/26 Payroll	06/17/26
Allegro	06/22/26	\$4,142.81	6/22/2026 Payables	06/25/26
Allegro Total		\$63,081.03		
Autumn Chase	06/01/26	\$37,307.47	6/1/26 Payables	06/04/26
Autumn Chase	06/03/26	\$8,199.68	6/5/26 Payroll	06/04/26
Autumn Chase	06/08/26	\$13,261.80	6/8/26 Payables	06/11/26
Autumn Chase	06/15/26	\$45,194.56	6/15/26 Payables	06/17/26
Autumn Chase	06/16/26	\$8,346.01	6/18/26 Payroll	06/17/26
Autumn Chase	06/22/26	\$16,935.09	6/22/2026 Payables	06/25/26
Autumn Chase Total		\$129,244.61		
Bristol Square	06/01/26	\$4,879.10	6/1/26 Payables	06/04/26
Bristol Square	06/03/26	\$7,768.13	6/5/26 Payroll	06/04/26
Bristol Square	06/08/26	\$9,440.02	6/8/26 Payables	06/11/26
Bristol Square	06/15/26	\$10,306.47	6/15/26 Payables	06/17/26
Bristol Square	06/16/26	\$8,598.60	6/18/26 Payroll	06/17/26
Bristol Square	06/22/26	\$4,467.77	6/22/2026 Payables	06/25/26
Bristol Square Total		\$45,460.09		
Carvel	06/01/26	\$44,821.59	6/1/26 Payables	06/04/26
Carvel	06/03/26	\$17,355.60	6/5/26 Payroll	06/04/26
Carvel	06/08/26	\$72,230.54	6/8/26 Payables	06/11/26
Carvel	06/15/26	\$64,427.58	6/15/26 Payables	06/17/26
Carvel	06/16/26	\$18,836.02	6/18/26 Payroll	06/17/26
Carvel	06/22/26	\$20,005.71	6/22/2026 Payables	06/25/26
Carvel Total		\$237,677.04		
Ebey Arms	06/01/26	\$4,174.25	6/1/26 Payables	06/04/26
Ebey Arms	06/03/26	\$4,274.94	6/5/26 Payroll	06/04/26
Ebey Arms	06/08/26	\$2,868.57	6/8/26 Payables	06/11/26
Ebey Arms	06/15/26	\$1,320.63	6/15/26 Payables	06/17/26
Ebey Arms	06/16/26	\$4,331.19	6/18/26 Payroll	06/17/26
Ebey Arms	06/22/26	\$6,985.68	6/22/2026 Payables	06/25/26
Ebey Arms Total		\$23,955.26		
Edmonds Highlands	06/01/26	\$3,460.18	6/1/26 Payables	06/04/26
Edmonds Highlands	06/03/26	\$5,363.52	6/5/26 Payroll	06/04/26
Edmonds Highlands	06/08/26	\$33,182.89	6/8/26 Payables	06/11/26
Edmonds Highlands	06/15/26	\$26,542.98	6/15/26 Payables	06/17/26
Edmonds Highlands	06/16/26	\$7,103.51	6/18/26 Payroll	06/17/26
Edmonds Highlands	06/22/26	\$59,875.24	6/22/2026 Payables	06/25/26
Edmonds Highlands Total		\$135,528.32		
Madison Park	06/01/26	\$35,377.65	6/1/26 Payables	06/04/26
Madison Park	06/03/26	\$8,196.12	6/5/26 Payroll	06/04/26
Madison Park	06/08/26	\$23,105.95	6/8/26 Payables	06/11/26
Madison Park	06/15/26	\$474.80	6/15/26 Payables	06/17/26
Madison Park	06/16/26	\$8,203.62	6/18/26 Payroll	06/17/26
Madison Park	06/22/26	\$41,578.83	6/22/2026 Payables	06/25/26
Madison Park Total		\$116,936.97		
Millwood Estates	06/01/26	\$9,333.85	6/1/26 Payables	06/04/26
Millwood Estates	06/03/26	\$24,421.01	6/5/26 Payroll	06/04/26
Millwood Estates	06/08/26	\$22,671.78	6/8/26 Payables	06/11/26
Millwood Estates	06/15/26	\$32,770.21	6/15/26 Payables	06/17/26

Property Name	Date	Amount	Description	Date wired
Millwood Estates	06/16/26	\$22,353.60	6/18/26 Payroll	06/17/26
Millwood Estates	06/22/26	\$147,283.17	6/22/2026 Payables	06/25/26
Millwood Estates Total		\$258,833.62		
Olympic View	06/01/26	\$11,810.45	6/1/26 Payables	06/04/26
Olympic View	06/03/26	\$3,715.27	6/5/26 Payroll	06/04/26
Olympic View	06/08/26	\$2,217.79	6/8/26 Payables	06/11/26
Olympic View	06/15/26	\$6,012.79	6/15/26 Payables	06/17/26
Olympic View	06/16/26	\$3,051.43	6/18/26 Payroll	06/17/26
Olympic View	06/22/26	\$4,829.88	6/22/2026 Payables	06/25/26
Olympic View Total		\$31,637.61		
Raintree Village	6/1/2026	\$2,205.37	6/1/26 Payables	6/4/2026
Raintree Village	06/03/26	\$7,872.28	6/5/26 Payroll	06/04/26
Raintree Village	06/08/26	\$4,260.56	6/8/26 Payables	06/11/26
Raintree Village	06/15/26	\$8,724.32	6/15/26 Payables	06/17/26
Raintree Village	06/16/26	\$8,364.42	6/18/26 Payroll	06/17/26
Raintree Village	06/22/26	\$37,148.49	6/22/2026 Payables	06/25/26
Raintree Village Total		\$68,575.44		
Sound View	06/01/26	\$10,282.94	6/1/26 Payables	06/04/26
Sound View	06/03/26	\$3,709.34	6/5/26 Payroll	06/04/26
Sound View	06/08/26	\$2,052.67	6/8/26 Payables	06/11/26
Sound View	06/15/26	\$11,767.07	6/15/26 Payables	06/17/26
Sound View	06/16/26	\$3,047.44	6/18/26 Payroll	06/17/26
Sound View	06/22/26	\$2,525.18	6/22/2026 Payables	06/25/26
Sound View Total		\$33,384.64		
Valley Commons	06/01/26	\$7,404.32	6/1/26 Payables	06/04/26
Valley Commons	06/03/26	\$3,826.68	6/5/26 Payroll	06/04/26
Valley Commons	06/08/26	\$14,837.46	6/8/26 Payables	06/11/26
Valley Commons	06/15/26	\$36,006.09	6/15/26 Payables	06/17/26
Valley Commons	06/16/26	\$3,885.98	6/18/26 Payroll	06/17/26
Valley Commons	06/22/26	\$7,731.71	6/22/2026 Payables	06/25/26
Valley Commons Total		\$73,692.24		
Westend II	06/01/26	\$2,793.75	6/1/26 Payables	06/04/26
Westend II	06/03/26	\$2,068.42	6/5/26 Payroll	06/04/26
Westend II	06/08/26	\$1,975.34	6/8/26 Payables	06/11/26
Westend II	06/15/26	\$34.18	6/15/26 Payables	06/17/26
Westend II	06/16/26	\$2,086.94	6/18/26 Payroll	06/17/26
Westend II	06/22/26	\$826.12	6/22/2026 Payables	06/25/26
Westend II Total		\$9,784.75		
Grand Total		\$1,227,791.62		

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Sound View	06/22/26	\$2,525.18	6/22/2026 Payables	06/25/26
Sound View Total		\$33,384.64		
Valley Commons	06/01/26	\$7,404.32	6/1/26 Payables	06/04/26
Valley Commons	06/03/26	\$3,826.68	6/5/26 Payroll	06/04/26
Valley Commons	06/08/26	\$14,837.46	6/8/26 Payables	06/11/26
Valley Commons	06/15/26	\$36,006.09	6/15/26 Payables	06/17/26
Valley Commons	06/16/26	\$3,885.98	6/18/26 Payroll	06/17/26
Valley Commons	06/22/26	\$7,731.71	6/22/2026 Payables	06/25/26
Valley Commons Total		\$73,692.24		
Westend II	06/01/26	\$2,793.75	6/1/26 Payables	06/04/26
Westend II	06/03/26	\$2,068.42	6/5/26 Payroll	06/04/26
Westend II	06/08/26	\$1,975.34	6/8/26 Payables	06/11/26
Westend II	06/15/26	\$34.18	6/15/26 Payables	06/17/26
Westend II	06/16/26	\$2,086.94	6/18/26 Payroll	06/17/26
Westend II	06/22/26	\$826.12	6/22/2026 Payables	06/25/26
Westend II Total		\$9,784.75		
Grand Total		\$1,227,791.62		



**THE HOUSING AUTHORITY OF SNOHOMISH COUNTY
RESOLUTION NO. 2587**

**AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN INTERLOCAL
AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF EVERETT
REGARDING COOPERATION WITHIN THE CASINO ROAD AREA OF THE CITY OF
EVERETT**

WHEREAS, the Housing Authority of Snohomish County (“HASCO”) is not currently authorized to operate within the operational area of the Housing Authority of the City of Everett (“EHA”) that lies within the city limits of the City of Everett;

WHEREAS, RCW 35.82.100 “authorizes two or more housing authorities to join or cooperate with one another in the exercise of any or all of the powers conferred [by the Housing Authorities Law] for the purpose of financing, planning, constructing, or operating a housing project or projects located within the area of operation of any one or more of said authorities”; and

WHEREAS, HASCO and EHA wish to cooperate for the purpose of financing, planning, constructing or operating one or more housing projects within the Casino Road area of the City of Everett.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Snohomish County that the Chief Executive Officer is authorized to enter into an Agreement with EHA substantially in the form attached hereto for the purpose of owning, operating and providing affordable housing within the Casino Road area of the City of Everett.

DATED this 21st day of July, 2026.

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

Joseph Alonzo, Chairperson

**SEAL
ATTEST:**

Secretary

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AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF EVERETT
AND
THE HOUSING AUTHORITY OF SNOHOMISH COUNTY
REGARDING COOPERATION WITHIN THE CASINO ROAD AREA OF THE CITY OF EVERETT

THIS AGREEMENT is made and entered into this ____ day of _____, 2026, by and between Housing Authority of the City of Everett, a public body corporate and politic of the State of Washington (“EHA”), and the Housing Authority of Snohomish County, a public body corporate and politic of the State of Washington (“HASCO,” and, together with EHA, the “Parties” and each, a “Party”), and the Parties agree to the following terms:

WHEREAS, each of EHA and HASCO is a housing authority created and operating pursuant to the terms of the Housing Authorities Law (chapter 35.82 RCW); and

WHEREAS, the City of Everett’s allocation of housing in the 2023 Housing Characteristics and Need Report is over 38,000 net new units of housing supporting households of varying economic means by 2044; and

WHEREAS, housing unit production of both ownership and rental housing units in the City of Everett has been on a downward decline, on average, since 1990, exacerbated by the 2008 Great Financial Crisis; and

WHEREAS, the United States Census Bureau estimates that over 53% of renting households in Everett were cost burdened, paying over 30% of household income to rent, in the 5-year 2024 America Communities Survey; and

WHEREAS, the “Casino Road Area,” depicted in Exhibit A attached hereto, is located within the territorial boundaries of the City of Everett and, as such, is located within the “area of operation” of EHA for purposes of the Housing Authorities Law; and

WHEREAS, according to the 2024 American Communities Survey there were an estimated 2,178 cost burdened renter households in the Casino Road Area; and

WHEREAS, the household makeup of the Casino Road Area is relatively more racially diverse and lower income than the City of Everett, with a 9% higher portion of the population identifying as Hispanic or Latino than the City of Everett overall; and

WHEREAS, there is a planned expansion of Sound Transit Light Rail service into the Casino Road Area by the 2040s; and

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WHEREAS, investments into the Casino Road Area resulting from expanded light rail service are expected to increase property values, increase rents, and cause other disruptions to the community for both residential and commercial owners and tenants, leading to risk of displacement of residents and commercial tenants, including culturally relevant local businesses; and

WHEREAS, there is a long history in the United States and Washington of underserved and minority communities bearing the brunt of gentrification and displacement pressure that uproots and scatters community, leading to lessened social, health and other outcomes, and Washington State, Snohomish County, the City of Everett, HASCO and EHA, among many others, have varying levels of operational and statutory commitment to support communities that face public investment-driven gentrification and displacement pressure; and

WHEREAS, there are few affordable housing developers in Snohomish County of substantial financial resources and capability able to develop or preserve housing affordable to current residents in the Casino Road Area to ameliorate displacement pressure; and

WHEREAS, the Mayor of the City of Everett, citing many points similar to the above, has invited HASCO to work in the Casino Road Area, which reiterates the Mayor's request set forth in the letter to HASCO, dated June 3, 2024, attached hereto as Exhibit B; and

WHEREAS, RCW 35.82.100 "authorizes two or more housing authorities to join or cooperate with one another in the exercise of any or all of the powers conferred [by the Housing Authorities Law] for the purpose of financing, planning, constructing, or operating a housing project or projects located within the area of operation of any one or more of said authorities"; and

WHEREAS, HASCO and EHA wish to cooperate for the purpose of financing, planning, constructing or operating one or more housing projects within the Casino Road Area.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and the benefits to be derived herefrom the Parties agree as follows:

1. **Incorporation of Recitals.** The foregoing Recitals are incorporated herein by this reference.
2. **Cooperation of Parties.** The Parties agree that the statutory purposes of both Parties are furthered by the creation and preservation of additional affordable housing within the Casino Road Area and to cooperate in the furtherance of such purposes by permitting HASCO to operate within the Casino Road Area in connection with the financing, planning, construction or operation one or more housing projects, all in accordance with this Agreement.

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3. **Term.** The term of this Agreement shall commence on the date of the last signature by a Party and will remain in effect until terminated. This Agreement may be terminated by either Party by providing written notice of the termination date (the “Termination Notice”) to the other Party in accordance with Section 7 hereof at least one hundred twenty (120) days prior to the stated termination date. Neither provision of a Termination Notice nor termination of this Agreement will restrict the ability of HASCO to continue to operate housing projects owned or operated by HASCO within the Casino Road Area as of the date of the Termination Notice, or to complete and operate housing projects under purchase and sale and slated for development within the Casino Road Area as of the date of the Termination Notice, all in accordance with the terms of this Agreement.

4. **No Separate Entity.** No separate legal entity is created by this Agreement. EHA and HASCO are separate public bodies corporate and politic.

5. **Financing.** HASCO is solely responsible for financing any activities it undertakes in the Casino Road Area, unless agreed by EHA in writing.

6. **Governing Law.** This Agreement is governed, construed, and enforced in accordance with the laws of the State of Washington. Should any dispute arise concerning the enforcement, breach, or interpretation of this Agreement, venue shall be placed in Snohomish County, Washington, and the prevailing party shall be entitled to its reasonable attorney fees and costs.

7. **Administration; Notices.** This Agreement shall be administered by the representative of each party specified below. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when hand-delivered within normal business hours, when delivered by a reputable national overnight commercial courier service (such as FedEx) addressed to the party to be notified, or three (3) business days after mailing, postage prepaid, to the applicable Party at the address set forth below, or to such other place as a Party may from time to time designate in writing.

HASCO:

Housing Authority of Snohomish County
12711 4th Ave West
Everett, Washington 98204
Attention: Laurie Olson, Chief Executive Officer

EHA:

(for hand delivery)
Housing Authority of the City of Everett
3107 Colby Avenue
Everett, Washington 98201
Attention: Sarah Smith, Executive Director

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(for mail)
Housing Authority of the City of Everett
P.O. Box 1547
Everett, Washington 98206-1547
Attention: Sarah Smith, Executive Director

8. **Modifications; Amendments.** This Agreement may be waived, changed, modified or amended only by written agreement executed by both Parties.

9. **Assignment.** Neither Party may assign its rights or obligations under this Agreement without the express prior written consent of the other Party. Notwithstanding the foregoing, HASCO, in its discretion, may own and/or operate housing projects within the Casino Road Area through one or more separate legal entities, each of which is controlled and/or wholly owned by HASCO, without obtaining the prior consent of EHA.

10. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns.

11. **RCW 35.82.130 Disclosure.** The obligations of Parties shall not be a debt of the City of Everett, Snohomish County, the State of Washington or any political subdivision thereof and neither the City of Everett or Snohomish County, nor the State of Washington or any political subdivision thereof (other than the applicable Party) shall be liable thereon, nor in any event shall such obligations be payable out of any funds or properties other than those of the applicable Party.

12. **Counterparts.** This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument and whether or not all parties execute each counterpart.

[Signatures on Following Page]

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



IN WITNESS HEREOF, the Parties have caused this Agreement to be signed by their respective, duly authorized representatives.

HASCO:

HOUSING AUTHORITY OF SNOHOMISH COUNTY

By: _____
Laurie Olson, Chief Executive Officer

Date: _____

EHA:

HOUSING AUTHORITY OF THE CITY OF EVERETT

By: _____
Sarah Smith, Executive Director

Date: _____

Signature Page – Agreement Between the Housing Authority of the City of Everett and the
Housing Authority of Snohomish County
Regarding Cooperation within the Casino Road Area of the City of Everett

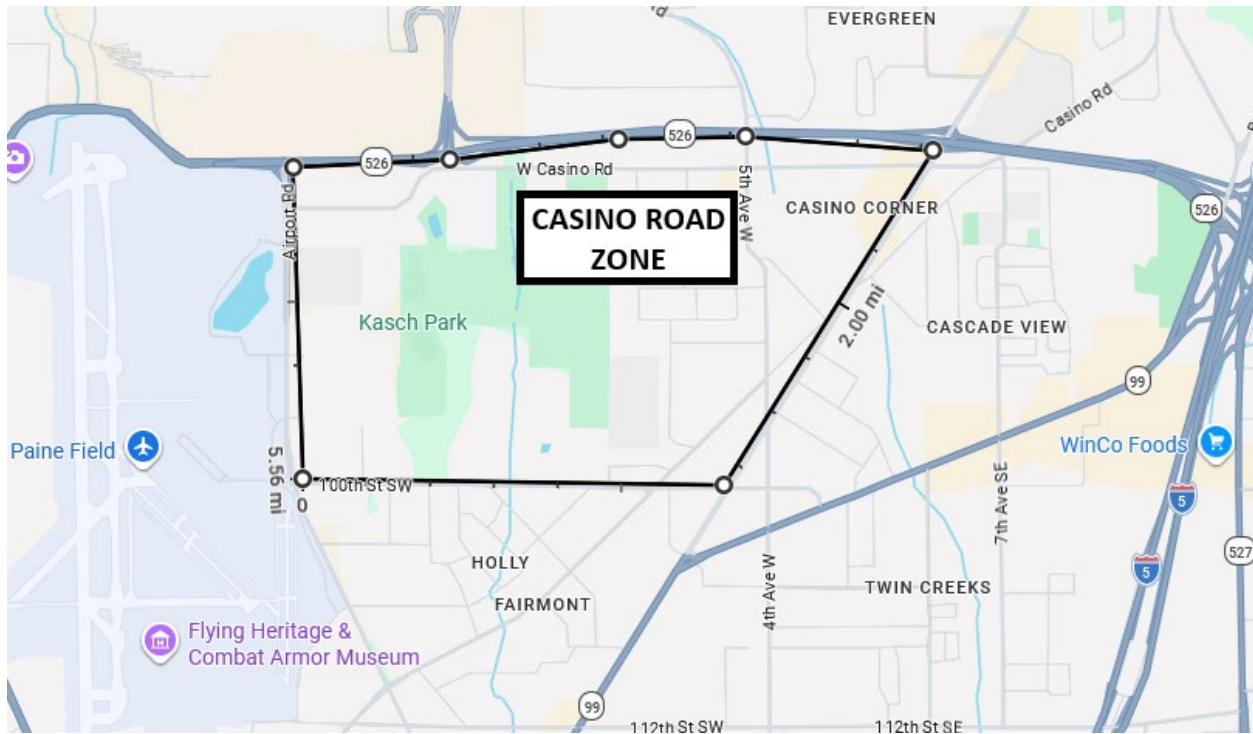
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EXHIBIT A



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EXHIBIT B

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