



MEETING NOTICE

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

**DATE: Tuesday, August 18, 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 August 18, 2026 Regular Meeting.....1
- D. ACTION** on Minutes of the July 21, 2026 Regular Meeting.....3
- E. Resolution No. 2588** Authorizing Payment of July 2026 Expenditures.....7

ACTION ITEMS

- F. Resolution No. 2589** Adopting the 2026-2027 Amended Public Housing Agency Plan Update.....15
- G. Resolution No. 2590** Adopting Annual Updates to the Section 8 Housing Choice Voucher Administrative Plan.....29
- H. Resolution No. 2591** Authorizing the Submission of Applications for Financing the Hilltop I & Hilltop II Developments and the Entering Into Contracts or Agreements as May be Necessary for Advisable to Obtain Such Financing (to be distributed at meeting)
- I. Resolution No. 2592** Authorizing an Additional Signer for HASCO's Washington State Housing Finance Commission Account.....30

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INFORMATION ITEMS

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

ADJOURNMENT

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The Regular Meeting of the Board of Commissioners was convened at 12:01 pm on July 21 of 2026 at the Housing Authority of Snohomish County.

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

Staff: Laurie Olson, Chief Executive Officer
Wendy Dougherty, Chief Financial Officer
Chris Jowell, Chief Real Estate Officer
Jenisa Story, Chief Operating Officer
Maurice Drayton, Director of Internal Legal Affairs
Jenn Lehmann, Executive Assistant

Legal: Faith Pettis, Pacifica Law Group

PUBLIC COMMENT

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

CONSENT ITEMS

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

Item C. APPROVE Agenda for the July 21, 2026, Regular Meeting

Item D. ACTION on Minutes of the June 16, 2026, Regular Meeting and June 24, 2026, Special Meeting

Item E. Resolution No. 2586 Authorizing Payment of June 2026 Expenditures

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ACTION ITEMS

Item 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

Three years ago, HASCO received a letter from the Mayor of Everett requesting that we expand our reach throughout Everett. This is in an effort to maintain natural affordability and help fight against the displacement of people potentially affected by the light rail expansion within the Casino Road Area. HASCO needs permission from the Everett Housing Authority or the City Council, and the Everett Housing Authority took the opportunity to give HASCO that permission. Laurie has met and worked directly with Sarah Smith on the details of the interlocal agreement. Mo Drayton presented details of this agreement, explaining that this allows us to work legally within the Everett city limits.

Commissioner Distelhorst moved to approve Resolution No. 2587. Commissioner Metzger-Utt seconded the motion, and the resolution was carried unanimously.

INFORMATION ITEMS

G. Finance Report

Wendy Dougherty reported that an RFQ for auditing services has been completed, and HASCO has selected Novogradac for this service. Wendy stated the Finance team is looking forward to working with Novogradac and learning from them on the development side.

H. Legal Counsel Report

Faith Pettis reported that HASCO, the Vancouver Housing Authority, and the Association of Washington Housing Authorities (AWHA) all submitted comments to HUD regarding the financial assistance rule proposed by the Office of Management and Business (OMB). This particular rule has very far-ranging implications on PHAs and Faith is pleased HASCO submitted comments.

Faith commented further that she has been working closely with Mo on our new properties, and congratulated Laurie and team on the closing on Leonard Crossing on July 9th.

I. Commissioners' Report

HASCO currently has one open seat on its six-member Board of Commissioners. Interested parties should be directed to Laurie to participate in team interviews.

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J. Chief Executive Officer Report

Laurie reported that she and Chris Jowell attended the CLPHA Convene in LA this month. They had the opportunity to see the City of LA's PHA work, which included property tours around the city. Laurie found it refreshing. HASCO is well aligned with the work of larger agencies, such as thinking strategically about our position with the HCV program. One property Laurie and Chris toured was almost identical to one of HASCO's properties, with an addition of a public park and four metro bus stops—an interesting insight into how other agencies utilize their resources.

Additionally, Laurie and Chris Jowell attended a presentation about AI from the El Paso Housing Authority. AWAH is planning to invite them to present in the coming months.

Laurie was pleased to announce that HASCO is out of shortfall. HASCO is able to issue vouchers for the first time in two years. 50 HCV vouchers will be issued. HASCO is positioned to absorb the sunseting Emergency Housing Voucher (EHV) program from the King County Housing Authority, which holds 60 vouchers.

AWHA leaders are retiring and Laurie is helping to regroup. There are a lot of opportunities within the organization.

Laurie thanked Faith and the team at Pacifica for their work on the OMB comment. HASCO is paying close attention to this particular item.

Laurie and Chris Collier continue to have great conversations with leaders in the community; including the County, the governor's office, the City, and other officials and community leaders.

Laurie reported she's spending a lot of time meeting with banks and investors to help HASCO move forward in our real estate goals. Projects are moving forward more rapidly than usual as HASCO is in a good position to do so. It's important that HASCO is recognized by the banking industry, as generally having under a 4% economic vacancy rate.

Chris Jowell shared a development update, stating that HASCO is negotiating the Purchase and Sale Agreement (PSA) for Horizon Square. HASCO was selected to be part of the negotiations and hopes to sign a PSA by the end of next week. This property comes with 48 naturally occurring affordable housing units, and matches HASCO's strategic plan—an exciting opportunity, as this project also comes in \$100,000 per unit less than The Allegro, which allows current residents to remain in their units.

HASCO's Development Department has welcomed its first Senior Housing Developer, Madison Kremer. Madison will begin next week, and a second Senior Housing Developer position is expected to be filled in the very near future.

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HASCO has officially closed on Leonard Crossing, and mobilization starts next week, Monday.

Laurie reported HASCO has kicked off bundling seven tax credit properties for repairs. HASCO should receive several million dollars in equity back, which can be used to rehabilitate HASCO's other properties.

Laurie asked if the Board would benefit from an external real estate committee—a group that participates with HASCO in development, ensuring all bases are covered while communicating directly with the Board. This committee would hold HASCO accountable and provide additional transparency to the Board. All commissioners were in support of a real estate committee to offer support and a better understanding of real estate. This is still in the early stages of the development process. Laurie will report back in the coming months.

HASCO is going to be shifting a little extra time and energy to help Habitat for Humanity with their Willow Path project.

HASCO has been approached by Greenlight Housing, asking for a partnership with Carroll's Creek Landing (built in the early 2000s). Development is working with Mo on Greenlight's proposal and will bring more information back to the Board in the coming months. This is a great opportunity for HASCO to participate in a project like this, off of HASCO's balance sheet.

ADJOURNMENT

The meeting was adjourned at 1:02 pm.

Joe Alonzo, Chairperson

SEAL
ATTEST

Secretary

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Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: July 2026

***I have reviewed the attached expenditures listing totaling
\$11,019,620.30 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	06/29/26	\$31,005.65	6/29/2026 Payables	07/01/26
Allegro	06/29/26	\$948.00	6/29/2026 Additional Invoice	07/01/26
Allegro	06/30/26	\$12,589.73	7/3/26 Payroll	07/01/26
Allegro	07/06/26	\$52,575.43	7/6/26 Payables	07/09/26
Allegro	07/06/26	\$297.96	7/6/26 Past Payables	07/09/26
Allegro	07/13/26	\$12,648.81	7/13/26 Payables	07/16/26
Allegro	07/15/26	\$14,103.85	7/17/2026 Payroll	07/16/26
Allegro	07/20/26	\$29,429.10	7/20/26 Payables	07/23/26
Allegro	07/27/26	\$9,921.79	7/27/26 Payables	07/30/26
Allegro	07/29/26	\$15,298.53	7/31/26 Payroll	07/30/26
Allegro	06/29/26	\$10,906.99	6/29/2026 Past Payables	07/01/26
Allegro Total		\$189,725.84		
Autumn Chase	06/29/26	\$40,543.06	6/29/2026 Payables	07/01/26
Autumn Chase	06/30/26	\$7,864.85	7/3/26 Payroll	07/01/26
Autumn Chase	07/06/26	\$6,612.20	7/6/26 Payables	07/09/26
Autumn Chase	07/13/26	\$14,377.36	7/13/26 Payables	07/16/26
Autumn Chase	07/15/26	\$8,912.04	7/17/2026 Payroll	07/16/26
Autumn Chase	07/20/26	\$7,467.22	7/20/26 Payables	07/23/26
Autumn Chase	07/27/26	\$37,801.87	7/27/26 Payables	07/30/26
Autumn Chase	07/29/26	\$7,648.81	7/31/26 Payroll	07/30/26
Autumn Chase Total		\$131,227.41		
Bristol Square	06/29/26	\$5,127.17	6/29/2026 Payables	07/01/26
Bristol Square	06/30/26	\$8,629.94	7/3/26 Payroll	07/01/26
Bristol Square	07/06/26	\$45,931.27	7/6/26 Payables	07/09/26
Bristol Square	07/13/26	\$18,396.95	7/13/26 Payables	07/16/26
Bristol Square	07/15/26	\$6,048.59	7/17/2026 Payroll	07/16/26
Bristol Square	07/20/26	\$5,275.03	7/20/26 Payables	07/23/26
Bristol Square	07/27/26	\$3,616.11	7/27/26 Payables	07/30/26
Bristol Square	7/29/2026	\$6,110.45	7/31/26 Payroll	7/30/2026
Bristol Square Total		\$99,135.51		
Carvel	06/29/26	\$20,624.41	6/29/2026 Payables	07/01/26
Carvel	06/30/26	\$17,992.93	7/3/26 Payroll	07/01/26
Carvel	07/06/26	\$17,608.45	7/6/26 Payables	07/09/26
Carvel	07/13/26	\$38,619.97	7/13/26 Payables	07/16/26
Carvel	07/15/26	\$15,093.95	7/17/2026 Payroll	07/16/26
Carvel	07/20/26	\$27,300.90	7/20/26 Payables	07/23/26
Carvel	07/27/26	\$10,730.95	7/27/26 Payables	07/30/26
Carvel	07/29/26	\$13,937.26	7/31/26 Payroll	07/30/26
Carvel Total		\$161,908.82		
Ebey Arms	06/29/26	\$22,564.75	6/29/2026 Payables	07/01/26
Ebey Arms	06/30/26	\$3,378.95	7/3/26 Payroll	07/01/26
Ebey Arms	07/06/26	\$1,261.31	7/6/26 Payables	07/09/26
Ebey Arms	07/13/26	\$13,530.69	7/13/26 Payables	07/16/26
Ebey Arms	07/15/26	\$3,178.36	7/17/2026 Payroll	07/16/26
Ebey Arms	07/20/26	\$154.60	7/20/26 Payables	07/23/26
Ebey Arms	7/27/2026	\$4,979.40	7/27/26 Payables	7/30/2026
Ebey Arms	07/29/26	\$2,109.35	7/31/26 Payroll	07/30/26
Ebey Arms Total		\$51,157.41		
Edmonds Highlands	06/29/26	\$3,631.69	6/29/2026 Payables	07/01/26
Edmonds Highlands	06/30/26	\$6,906.49	7/3/26 Payroll	07/01/26
Edmonds Highlands	07/06/26	\$7,212.49	7/6/26 Payables	07/09/26
Edmonds Highlands	07/13/26	\$21,055.23	7/13/26 Payables	07/16/26
Edmonds Highlands	07/15/26	\$7,095.80	7/17/2026 Payroll	07/16/26

Property Name	Date	Amount	Description	Date wired
Edmonds Highlands	07/20/26	\$8,652.42	7/20/26 Payables	07/23/26
Edmonds Highlands	07/27/26	\$1,827.00	7/27/26 Payables	07/30/26
Edmonds Highlands	07/29/26	\$5,994.71	7/31/26 Payroll	07/30/26
Edmonds Highlands Total		\$62,375.83		
Madison Park	06/29/26	\$1,072.26	6/29/2026 Payables	07/01/26
Madison Park	06/30/26	\$8,231.62	7/3/26 Payroll	07/01/26
Madison Park	07/06/26	\$54,604.73	7/6/26 Payables	07/09/26
Madison Park	07/13/26	\$15,650.29	7/13/26 Payables	07/16/26
Madison Park	07/15/26	\$8,311.06	7/17/2026 Payroll	07/16/26
Madison Park	07/20/26	\$3,779.90	7/20/26 Payables	07/23/26
Madison Park	07/27/26	\$21,371.12	7/27/26 Payables	07/30/26
Madison Park	07/29/26	\$9,182.96	7/31/26 Payroll	07/30/26
Madison Park Total		\$122,203.94		
Millwood Estates	06/29/26	\$9,591.78	6/29/2026 Payables	07/01/26
Millwood Estates	06/30/26	\$21,087.36	7/3/26 Payroll	07/01/26
Millwood Estates	07/06/26	\$47,218.99	7/6/26 Payables	07/09/26
Millwood Estates	07/13/26	\$56,666.93	7/13/26 Payables	07/16/26
Millwood Estates	07/15/26	\$22,307.02	7/17/2026 Payroll	07/16/26
Millwood Estates	07/20/26	\$64,214.26	7/20/26 Payables	07/23/26
Millwood Estates	07/27/26	\$14,271.84	7/27/26 Payables	07/30/26
Millwood Estates	7/29/2026	\$21,073.14	7/31/26 Payroll	7/30/2026
Millwood Estates Total		\$256,431.32		
Olympic View	06/29/26	\$1,607.04	6/29/2026 Payables	07/01/26
Olympic View	06/30/26	\$3,733.23	7/3/26 Payroll	07/01/26
Olympic View	07/06/26	\$15,829.58	7/6/26 Payables	07/09/26
Olympic View	07/13/26	\$10,742.01	7/13/26 Payables	07/16/26
Olympic View	07/15/26	\$3,323.39	7/17/2026 Payroll	07/16/26
Olympic View	07/20/26	\$4,280.23	7/20/26 Payables	07/23/26
Olympic View	07/27/26	\$12,538.43	7/27/26 Payables	07/30/26
Olympic View	7/29/2026	\$3,309.14	7/31/26 Payroll	7/30/2026
Olympic View Total		\$55,363.05		
Raintree Village	06/29/26	\$7,595.42	6/29/2026 Payables	07/01/26
Raintree Village	06/30/26	\$7,584.33	7/3/26 Payroll	07/01/26
Raintree Village	07/06/26	\$7,784.81	7/6/26 Payables	07/09/26
Raintree Village	07/13/26	\$10,926.85	7/13/26 Payables	07/16/26
Raintree Village	07/15/26	\$8,545.04	7/17/2026 Payroll	07/16/26
Raintree Village	07/20/26	\$4,416.97	7/20/26 Payables	07/23/26
Raintree Village	07/27/26	\$4,127.87	7/27/26 Payables	07/30/26
Raintree Village	7/29/2026	\$7,768.15	7/31/26 Payroll	7/30/2026
Raintree Village Total		\$58,749.44		
Sound View	06/29/26	\$135.66	6/29/2026 Payables	07/01/26
Sound View	06/30/26	\$3,729.84	7/3/26 Payroll	07/01/26
Sound View	07/06/26	\$5,660.68	7/6/26 Payables	07/09/26
Sound View	7/13/2026	\$13,919.63	7/13/26 Payables	7/16/2026
Sound View	07/15/26	\$3,316.86	7/17/2026 Payroll	07/16/26
Sound View	07/20/26	\$831.24	7/20/26 Payables	07/23/26
Sound View	07/27/26	\$12,135.28	7/27/26 Payables	07/30/26
Sound View	7/29/2026	\$3,305.12	7/31/26 Payroll	7/30/2026
Sound View Total		\$43,034.31		
Valley Commons	06/29/26	\$8,044.42	6/29/2026 Payables	07/01/26
Valley Commons	06/30/26	\$2,947.66	7/3/26 Payroll	07/01/26

ItemDate	PayeeName	CheckNumber	ItemAmount
7/1/2026	KeyBank National Association		(35,859.42)
7/1/2026	Berekadia		(45,456.83)
7/1/2026	Colliers		(52,891.83)
7/1/2026	Beneficial State Bank		(22,224.57)
7/1/2026	Beneficial State Bank		(34,379.96)
7/1/2026	Banner Bank		(19,971.57)
7/1/2026	Banner Bank		(4,683.03)
7/1/2026	AC Blackpoint Acquisition Inc	729593	(4,926.42)
7/1/2026	Amazon Com Sales Inc	729594	(192.04)
7/1/2026	Brimstone Fire Safety Mgmt LLC	729595	(1,675.00)
7/1/2026	Cedarbrook Lodge LLC	729596	(3,616.00)
7/1/2026	Cintas Corporation No 2	729597	(160.85)
7/1/2026	Clearview Glass Company Inc	729598	(600.00)
7/1/2026	Dalco Inc	729599	(727.70)
7/1/2026	Dunn Lumber Company Inc	729600	(386.51)
7/1/2026	Edmonds Highlands Apartments	729601	(596.00)
7/1/2026	JMC Cabinets & Interiors Inc.	729602	(338.47)
7/1/2026	Joshua K McStott	729603	(5,245.00)
7/1/2026	Justin Cap	729604	(12,975.00)
7/1/2026	Luis Munoz	729605	(1,200.00)
7/1/2026	Metron and Associates Inc	729606	(1,105.00)
7/1/2026	New Life Flooring Inc	729607	(5,971.24)
7/1/2026	PUD No 1 of Snohomish County	729608	(602.57)
7/1/2026	Puget Sound Energy	729609	(161.71)
7/1/2026	Rentokil North America Inc	729610	(788.36)
7/1/2026	Rexel Inc	729611	(252.99)
7/1/2026	Sound Security Inc	729612	(605.23)
7/1/2026	Total Landscape Corporation	729613	(20,780.79)
7/1/2026	Washington Alarm	729614	(2,205.75)
7/1/2026	Washington Asbestos Testing LLC	729615	(355.00)
7/2/2026	5 Star Services Inc		(10,400.00)
7/2/2026	Christopher Collier		(1,240.40)
7/2/2026	HD Supply Facilities Maintenance LTD		(3,207.01)
7/2/2026	Mark Papritz		(235.19)
7/2/2026	Maurice Drayton		(1,943.63)
7/2/2026	The Pitney Bowes Bank Inc		(4,000.00)
7/2/2026	Troy Delaney		(323.48)
7/3/2026	KeyBank National Association		(46,442.15)
7/8/2026	KeyBank National Association		(463.02)
7/8/2026	Chicago Title Company		(587,084.83)
7/8/2026	AC Blackpoint Acquisition Inc	729616	(71.28)
7/8/2026	Alliance Technologies LLC	729617	(5,650.00)
7/8/2026	Bio Decon Solutions LLC	729618	(10,278.00)
7/8/2026	CBS Reporting Inc	729619	(207.50)
7/8/2026	Cintas Corporation No 2	729620	(552.15)
7/8/2026	City of Arlington	729621	(5,047.83)
7/8/2026	City of Edmonds	729622	(1,793.01)
7/8/2026	City of Snohomish	729623	(2,548.17)
7/8/2026	Dunn Lumber Company Inc	729624	(702.32)

ItemDate	PayeeName	CheckNumber	ItemAmount
7/8/2026	Federal Express	729625	(49.50)
7/8/2026	Granite Telecommunications LLC	729626	(1,162.12)
7/8/2026	Horeco Inc	729627	(1,076.25)
7/8/2026	Lake Stevens Sewer District	729628	(13,020.91)
7/8/2026	MainGate Management LLC	729629	(2,075.00)
7/8/2026	Millwood Estates	729630	(3,694.87)
7/8/2026	New Life Flooring Inc	729631	(601.70)
7/8/2026	North Homes Realty Inc	729632	(330.20)
7/8/2026	Paradise Valley Landscaping Company Inc	729633	(673.00)
7/8/2026	PUD No 1 of Snohomish County	729634	(3,121.79)
7/8/2026	Puget Sound Energy	729635	(27.43)
7/8/2026	Rentokil North America Inc	729636	(1,695.82)
7/8/2026	Republic Services Inc	729637	(2,361.81)
7/8/2026	USDA		(4,217.51)
7/8/2026	Utopia Management Inc	729638	(400.00)
7/8/2026	Washington State Health Care Authority	729639	(171,141.90)
7/8/2026	Waste Management - Northwest	729640	(20,807.94)
7/8/2026	YWCA	729641	(2,940.00)
7/9/2026	ppe 04Jul26 pd 10Jul26		(103,299.08)
7/9/2026	ppe 04Jul26 pd 10Jul26		(273,208.27)
7/9/2026	Amanuel Hagos	729642	(150.00)
7/9/2026	Hong T Tran	729643	(150.00)
7/9/2026	Kerrie Heart	729644	(300.00)
7/10/2026	JP Morgan Chase		(46,896.98)
7/10/2026	5 Star Services Inc		(1,005.00)
7/10/2026	ADP Inc		(2,641.58)
7/10/2026	American Family Life Assurance Company		(1,612.17)
7/10/2026	Angela Seay		(236.64)
7/10/2026	ClearCompany Inc		(919.28)
7/10/2026	Department of Retirement Systems		(52,906.19)
7/10/2026	Elizabeth Dewey		(252.93)
7/10/2026	HD Supply Facilities Maintenance LTD		(3,198.85)
7/10/2026	Kara Clawson		(13.92)
7/10/2026	Michelle Ayers		(849.78)
7/10/2026	Mission Square Retirement		(796.57)
7/10/2026	Samantha Skala		(28.42)
7/10/2026	Stephanie Page		(191.44)
7/10/2026	Troy Delaney		(85.00)
7/10/2026	Wex Bank		(6,031.57)
7/15/2026	AC Blackpoint Acquisition Inc	729645	(1,502.03)
7/15/2026	Affordable Renovations Inc	729646	(29,500.00)
7/15/2026	Anixter Inc	729647	(194.12)
7/15/2026	Bay Alarm Company	729648	(127.41)
7/15/2026	Bickford Motors Inc	729649	(321.19)
7/15/2026	Brimstone Fire Safety Mgmt LLC	729650	(2,475.00)
7/15/2026	Brinton Business Ventures Inc	729651	(19.95)
7/15/2026	Cellco Partnership	729652	(1,375.53)
7/15/2026	City of Lynnwood	729653	(7,146.94)
7/15/2026	City of Marysville	729673	(520.12)

ItemDate	PayeeName	CheckNumber	ItemAmount
7/15/2026	Comcast Cable Communications Inc	729654	(2,558.08)
7/15/2026	Department of Labor and Industries	729655	(28,146.81)
7/15/2026	Dunn Lumber Company Inc	729656	(874.38)
7/15/2026	Eli Ashe	729657	(800.00)
7/15/2026	Falkin Associates Inc	729658	(27,400.00)
7/15/2026	Iris Group Holdings LLC	729659	(139.93)
7/15/2026	Judd & Black	729660	(878.95)
7/15/2026	McCarthy General Contractor	729661	(7,164.18)
7/15/2026	Northwest Fiber LLC	729662	(3,220.00)
7/15/2026	Pacifica Law Group LLP	729663	(15,363.54)
7/15/2026	PUD No 1 of Snohomish County	729664	(1,036.11)
7/15/2026	PUD No 1 of Snohomish County	729674	(555.42)
7/15/2026	Puget Sound Energy	729665	(224.80)
7/15/2026	Refinishing Solutions LLC	729666	(1,190.00)
7/15/2026	Rentokil North America Inc	729667	(111.78)
7/15/2026	Silver Lake Water & Sewer District	729668	(2,446.97)
7/15/2026	Silver Lake Water & Sewer District	729675	(7,324.82)
7/15/2026	Snohomish County	729669	(1,004.51)
7/15/2026	U S Bank	729670	(36.00)
7/15/2026	Up N Down Elevators LLC	729671	(1,590.00)
7/15/2026	Wave Broadband	729672	(1,223.88)
7/17/2026	All Clear Screening LLC		(93.00)
7/17/2026	Drip7 Inc		(8,120.00)
7/17/2026	HD Supply Facilities Maintenance LTD		(1,796.06)
7/17/2026	Jessie Kros		(1,936.73)
7/17/2026	Melanie Golden		(50.00)
7/17/2026	Print West Inc		(4,667.90)
7/17/2026	Tracie Skiles		(77.14)
7/22/2026	AC Blackpoint Acquisition Inc	729678	(1,561.50)
7/22/2026	Affordable Renovations Inc	729679	(20,950.00)
7/22/2026	Amazon Com Sales Inc	729680	(4,425.81)
7/22/2026	Anixter Inc	729681	(214.97)
7/22/2026	Atlas Design Group Inc	729682	(12,880.00)
7/22/2026	Brinton Business Ventures Inc	729683	(277.68)
7/22/2026	Cintas Corporation No 2	729684	(321.70)
7/22/2026	Drain Pro Inc	729685	(2,112.50)
7/22/2026	Dunn Lumber Company Inc	729686	(639.88)
7/22/2026	Federal Express	729687	(580.26)
7/22/2026	Judd & Black	729688	(1,553.90)
7/22/2026	Language Line Services Inc	729689	(503.92)
7/22/2026	McCarthy General Contractor	729690	(6,332.75)
7/22/2026	New Life Flooring Inc	729691	(3,068.44)
7/22/2026	Pacifica Law Group LLP	729692	(144.00)
7/22/2026	Puckett & Redford PLLC	729693	(2,617.50)
7/22/2026	PUD No 1 of Snohomish County	729694	(863.52)
7/22/2026	Refinishing Solutions LLC	729695	(3,120.00)
7/22/2026	Rentokil North America Inc	729696	(386.29)
7/22/2026	Rexel Inc	729697	(582.99)
7/22/2026	Snohomish County	729698	(388.00)

ItemDate	PayeeName	CheckNumber	ItemAmount
7/22/2026	Stuart Woolfield	729676	(325.00)
7/22/2026	Team Car Care LLC	729699	(330.22)
7/22/2026	The Sherwin-Williams Company	729700	(225.54)
7/22/2026	Walsh Construction Co/Wa	729701	(80,968.00)
7/22/2026	West Publishing Corporation	729702	(547.96)
7/22/2026	William A. Faiman	729677	(125.00)
7/23/2026	ppe 18Jul26 pd 24Jul26		(118,116.56)
7/23/2026	ppe 18Jul26 pd 24Jul26		(301,159.19)
7/24/2026	Carahsoft Technology Corporation		(14,453.55)
7/24/2026	Chris Jowell		(1,002.41)
7/24/2026	Department of Retirement Systems		(56,701.25)
7/24/2026	Gerald R Christin Jr		(7,200.00)
7/24/2026	HD Supply Facilities Maintenance LTD		(6,185.18)
7/24/2026	Iron Mountain Inc		(965.96)
7/24/2026	Jenisa Story		(334.20)
7/24/2026	Jodie Halsne		(957.00)
7/24/2026	Latisha Metoyer		(950.15)
7/24/2026	Mission Square Retirement		(808.60)
7/24/2026	Sam Bowman		(364.55)
7/24/2026	The Point LLC		(2,575.00)
7/24/2026	Woodburn Company		(892.73)
7/29/2026	FCP Home Sales		(108,842.00)
7/29/2026	Department of Licensing		(75.00)
7/29/2026	Answerline Communications Inc	729703	(345.00)
7/29/2026	ASI Eagles Landing LLC	729704	(3,595.00)
7/29/2026	Cintas Corporation No 2	729705	(160.85)
7/29/2026	City of Marysville	729706	(9,077.59)
7/29/2026	Comcast Cable Communications Inc	729707	(2,468.65)
7/29/2026	Edmonds Highlands Apartments	729708	(596.00)
7/29/2026	Family Tree & Lincoln Way LLLP	729709	(1,977.00)
7/29/2026	Inzyte Inc	729710	(2,126.00)
7/29/2026	Olsen Law Firm PLLC	729711	(375.00)
7/29/2026	Pacifica Law Group LLP	729712	(2,242.00)
7/29/2026	Paradise Valley Landscaping Company Inc	729713	(1,200.00)
7/29/2026	Pitney Bowes Inc	729714	(421.62)
7/29/2026	Puckett & Redford PLLC	729715	(100.00)
7/29/2026	PUD No 1 of Snohomish County	729716	(7,256.67)
7/29/2026	Puget Sound Energy	729717	(201.50)
7/29/2026	Rentokil North America Inc	729718	(170.91)
7/29/2026	Steel Bison Security LLC	729719	(5,400.00)
7/29/2026	Steven Pillitu	729720	(300.00)
7/29/2026	Team Car Care LLC	729721	(206.05)
7/29/2026	Total Landscape Corporation	729722	(20,616.25)
7/29/2026	Wave Broadband	729723	(377.40)
7/30/2026	ADP Inc		(114.05)
7/31/2026	Centage Corporation		(23,790.00)
7/31/2026	Christopher Bogdan		(250.92)
7/31/2026	DeAnna Copper		(1,011.22)
7/31/2026	HD Supply Facilities Maintenance LTD		(2,164.57)

ItemDate	PayeeName	CheckNumber	ItemAmount
7/31/2026	Jenisa Story		(1.54)
7/31/2026	Mark Papritz		(184.03)
7/31/2026	Tracie Skiles		(0.29)
	Total		(2,704,870.28)
	Total HAP/UAP Payments		(6,994,811.88)
	Total Wires to Property Managers		<u>(1,319,938.14)</u>
	Total Payments		<u>\$ (11,019,620.30)</u>



RESOLUTION NO. 2589

ADOPTING THE 2026-2027 AMENDED PUBLIC HOUSING AGENCY PLAN UPDATE

WHEREAS, the Department of Housing and Urban Development (HUD) requires the adoption of a 5-year and 1-year Public Housing Agency Plan by HASCO; and,

WHEREAS, this year, HASCO was required to prepare a 1-year updated, and staff has worked with a committee comprised of residents and community-based organizations to draft the Agency Plan; and,

WHEREAS, the Amended Agency Plan has been prepared in accordance with HUD instructions, the required 45-day public comment period has passed, and the required Public Hearing has been held; and,

WHEREAS, the Board of Commissioners has considered public comments and testimony, if any, prior to adoption the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY hereby adopts the Plan and directs staff to submit the Plan to the Department of Housing and Urban Development (HUD) by the required due date.

DATED, this 18th day of August, 2026.

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

Joe Alonzo, Chairperson

SEAL

ATTEST

Ways Home. Paths Forward.



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Secretary

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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 oversee 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.*
-
- (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



**HOUSING AUTHORITY OF SNOHOMISH COUNTY
RESOLUTION NO. 2590**

**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 May 12, 2026; 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 18th day of August, 2026.

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

Joe Alonzo, Chairperson

SEAL

ATTEST



Secretary

Exhibit A: September 2026 Revisions to HASCO Administrative Plan

This summary document highlights the updated content in HASCO's Administrative Plan approved by the Board of Commissioners on August 18, 2026.

Overview of Changes in the Current Revision

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

Introduction

- Revised to account for updated HOTMA compliance date.

Chapter 1

- Revised history of the program section to include information on full HOTMA compliance.

Chapter 2

- Clarified language as to what requirements apply in light of recent executive orders and proposed rules.
- Elaborated policy language on how to file a discrimination complaint.
- Clarified language regarding enforcement actions on national origin discrimination per FHEO memo 9/19/25.

Chapter 3

- Removed language calling out policy that will apply upon the HOTMA compliance date.
- Added citations.
- Added clarification regarding criminal background checks per Notice PIH 2012-28.

Chapter 5

- Clarified that the PHA may rescind the voucher for insufficient funding with HUD approval.

Chapter 6

- Chapter 6.B. becomes Chapter 6 and includes the following changes:
 - Minor clarifications regarding student financial assistance.
 - Clarifications regarding alimony and child support per Notice PIH 2023-27 and answers received from Hotmaquestions@hud.gov.
 - Clarifications on phased-in relief for hardship exemptions based on answers received from Hotmaquestions@hud.gov.

Chapter 7

- Chapter 7.B. becomes Chapter 7 and includes the following changes:
 - Changes to policy regarding Deceased Tenants Reports per Notice PIH 2026-11.
 - Minor clarifications regarding verification of student financial assistance.

Chapter 8

- Removal of incorrect language on rent increases.

Chapter 11

- Chapter 11.B. becomes Chapter 11 and includes the following changes:
 - Changes regarding conducting interim reexaminations per Notice PIH 2023-27, revision 3.

Chapter 12

- Revisions regarding death of a sole family member and family absence from the unit per Notice PIH 2026-11.
- Removed language calling out policy that will apply upon the HOTMA compliance date.
- Policy revisions regarding insufficient funding per Notice PIH 2026-12, Revision 2.

Chapter 13

- Added policy language to comply with HUD requirements and for ease of administration.

Glossary

- Updated acronyms section.
- Removed pre-HOTMA definitions and language calling out definitions that will apply upon the HOTMA compliance date.

HOTMA Appendix

- Removed appendix.