MEETING NOTICE

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

DATE: Tuesday, September 15, 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

ACTION ITEMS

INFORMATION ITEMS

I. Finance Report

J. Legal Counsel Report

K. Commissioners' Report

L. Chief Executive Officer Report

ADJOURNMENT

Ways Home. Paths Forward.

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The Regular Meeting of the Board of Commissioners was convened at 12:00 pm on August 18, 2026 at the Housing Authority of Snohomish County.

Present:	Commissioner Alonzo Commissioner Wallace Commissioner Metzger-Utt Commissioner Redmon
Absent:	Commissioner Distelhorst (excused)
Staff:	Laurie Olson, Chief Executive Officer Jenisa Story, Chief Operating Officer Wendy Dougherty, Chief Financial Officer Chris Jowell, Chief Real Estate Officer Jodie Halsne, Director of Tenant-Based Assistance Maurice Drayton, Director of Internal Legal Affairs Chris Collier, Director of Government Relations 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 Metzger-Utt moved for approval of consent items. Commissioner Wallace seconded, and the motion passed unanimously to adopt the following:

Item C. APPROVE Agenda for the August 18, 2026, Regular Meeting

Item D. ACTION on Minutes of the July 21, 2026, Regular Meeting

Item E. Resolution No. 2588 Authorizing Payment of July 2026 Expenditures

ACTION ITEMS

Item F. Resolution No. 2589 Adopting the 2026-2027 Amended Public Housing Agency Plan Update

Jodie Halsne stated that the comment period was concluded for this update and expressed appreciation to all participants for their input. No changes were made to the amended plan.

HASCO is seeking an amendment to the agency plan update to allow HASCO to explore uses of its Faircloth Authority of 253 units. These units are available as part of HASCO's previous conversion of its Public Housing units in 2015.

Commissioner Redmon moved for approval of Resolution No. 2589. Commissioner Wallace seconded, and the motion passed unanimously.

Item G. Resolution No. 2590 Adopting Annual Updates to the Section 8 Housing Choice Voucher Administrative Plan

HOTMA implementation is required for all PHAs. While portions of HOTMA went into effect in 2016, the requirements are now moving toward full implementation. HASCO will begin processing annual reexaminations and interims under the new HOTMA rules September 1, 2026 to honor the January 1, 2027, start date.

Commissioner Redmon moved for approval of Resolution No. 2590. Commissioner Wallace seconded, and the motion passed unanimously.

Item 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

HASCO is preparing to apply for funding to support the redevelopment of 2 properties: Hilltop I and Hilltop II in Stanwood. This potential redevelopment is needed as the current properties have extensive capital improvement needs. This resolution authorizes the submission of funding applications for the project. While there is no guarantee that the funding will be awarded, it is important to pursue all available opportunities.

Commissioner Metzger-Utt moved for approval of Resolution No. 2591. Commissioner Redmon seconded, and the motion passed unanimously.

Item I. Resolution No. 2592 Authorizing an Additional Signer for HASCO's Washington State Housing Finance Commission Account

Jenisa Story stated this is an administrative matter that fulfills the need for additional signers. Board approval is required when adding additional signers to the account.

Commissioner Redmon moved for approval of Resolution No. 2592. Commissioner Metzger-Utt seconded, and the motion carried unanimously.

Item J. Resolution No. 2593 Approving Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year Ending June 20, 2026

HOTMA is one of the tools HUD uses to measure how effectively the Housing Choice Voucher (HCV) program is being administered. Performance indicators include completing initial inspections before signing Requests for Tenancy Approval (RFTAs), completing annual reexaminations and interims on time, and conducting Quality Standards Assurance (QSA) checks on units.

As part of the current reporting period, HASCO is required to confirm that its self-audit has been completed. HUD reviews the submitted information through the Section Eight Management Assessment Program (SEMAP) and assigns an overall performance score. High-performing agencies may have access to additional opportunities and resources from HUD.

HASCO has maintained high performer status in seven of the past eight years.

Commissioner Metzger-Utt moved to approve Resolution No. 2593. Commissioner Wallace seconded, and the motion carried unanimously.

Financial Report

The Finance team provided several updates regarding the upcoming annual audit. HASCO will be working with Novogradac this year and met with the firm last week to begin preparations. The audit process is expected to begin this month.

Overall, it has been a good financial year. The Novo developer fee has been fully paid to HASCO, totaling approximately $2 million. The tax credit properties continue to generate positive NOI on an annual basis

HASCO currently has approximately $370 million in assets and $236 million in debt, with assets exceeding liabilities by approximately 1.5.ratio of assets to liabilities.

The goal is to complete the audit by the end of the calendar year.

Legal Report

Faith Pettis stated there were no updates to report from Pacifica and offered the floor to Mo Drayton. Mo deferred to Chris Jowell for additional information.

Chris J stated the Purchase and Sale Agreement for a 46-unit property in the Casino Road neighborhood has been completed. HASCO is also partnering with the City of Everett on the Casino Road neighborhood work.

Due diligence has recently begun and is expected to be completed next week. The acquisition is anticipated to be brought before the Board for consideration at the September Board meeting.

Commissioners' Report

The Board of Commissioners had nothing to report this month.

Chief Financial Officer Report

Laurie Olson shared several updates, including a recent meeting with the Snohomish County Department of Economic Development. The meeting was successful and focused on the relationship between housing and the local economy. There was significant interest in the role of affordable housing in supporting the economy, and the parties agreed to remain connected for future discussions.

Laurie also shared she met with Greg Wong, former Deputy Mayor of Seattle, who has joined Pacifica Law Group as a partner in the firm's Municipal Practice Group. His involvement is expected to strengthen HASCO's political and community engagement efforts.

Laurie noted that HASCO properties have hosted numerous events throughout the summer, helping keep staff and residents engaged. Allied recently hosted a barbecue that Laurie attended. She also noted reports indicating that the Resident Services team may have a positive impact on net operating income (NOI), and HASCO is evaluating how these services may be contributing to the performance of its own portfolio.

Laurie joined Senators Robinson and Alvarado for a tour of Broadway Plaza, an Everett Housing Authority senior housing community that participates in a Medicaid reimbursement model for in-home care. The program provides for caregivers to be stationed on the property, with Sunrise Services maintaining an office on-site. Medicaid recipients residing at the property may benefit from the program.

Broadway Plaza includes approximately 190 senior community housing units. Senator Robinson noted that this is currently a unique program in the state and is exploring opportunities to expand the model to other communities.

Laurie provided an update on several federal and local initiatives, as well, first noting that the 21st Century Road to Housing Act is significant federal legislation and represents a positive movement from Congress related to housing.

Laurie handed the floor over to Chris Jowell, who presented a new development opportunity. Green Light Housing approached HASCO about participating in a partnership on a property acquisition. As part of the due diligence process, Chris J and Mo met with the Green Light Housing team and toured many of their projects in Portland. The discussions provided an opportunity for transparent conversations about the projects and the organization's overall successes and challenges in their overall portfolio. .

Laurie continued her CEO report stating that HASCO is awaiting a Federal Budget Continuing Resolution and has heard that another Continuing Resolution may be forthcoming. Continued uncertainty around appropriations could affect the Housing Choice Voucher (HCV) program as inflation continues. Laurie also shared that the Foster Youth Initiative program has welcomed seven new participants and thanked Cocoon House for its partnership.

Further, Laurie reported that HASCO had a productive meeting with Sound Transit regarding the Casino Road and Transit-Oriented Development (TOD) work. Local Initiative Support Coalition (LISC Puget Sound) and the City of Everett are also engaged in the collaborative work. HASCO has been welcomed by both Sound Transit and the City of Everett and is excited to participate in the Interlocal Agreement (ILA). Conversations with the Mayor's Office have also been positive.

A leadership retreat for the C-suite and Director-level teams is planned for mid-September.

Finally, Laurie shared she has also been invited to participate in a leadership delegation in Vancouver, B.C., with Washington State delegates in September. In addition, she has been invited to attend a national affordable housing discussion in Washington, D.C., also in September. Laurie noted that HASCO is increasingly being recognized as a leader in affordable housing and is being sought out as an advisor.

ADJOURNMENT

The meeting was adjourned at 1:26 pm.

____
Joe Alonzo, Chairperson

SEAL
ATTEST

____
Secretary

Housing Authority of Snohomish County

Expenditure Approval

Month(s) Ending: August 2026

I have reviewed the attached expenditures listing totaling
$10,620,279.72 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	08/03/26	$16,078.30	8/3/26 Payables	08/06/26
Allegro	08/10/26	$24,134.31	8/10/26 payables	08/13/26
Allegro	8/12/2026	$16,520.41	8/14/26 payroll	8/13/2026
Allegro	08/17/26	$23,279.05	8/17/26 payables	08/20/26
Allegro	08/24/26	$17,143.92	8/24/26 Payables	08/27/26
Allegro	08/25/26	$13,292.58	8/28/26 Payroll	08/27/26
Allegro Total		**$110,448.57**		
Autumn Chase	08/03/26	$12,244.34	8/3/26 Payables	08/06/26
Autumn Chase	08/10/26	$14,668.09	8/10/26 payables	08/13/26
Autumn Chase	08/12/26	$8,693.89	8/14/26 payroll	08/13/26
Autumn Chase	08/17/26	$26,193.78	8/17/26 payables	08/20/26
Autumn Chase	08/24/26	$16,485.46	8/24/26 Payables	08/27/26
Autumn Chase	8/25/2026	$7,304.77	8/28/26 Payroll	8/27/2026
Autumn Chase Total		**$85,590.33**		
Bristol Square	08/03/26	$1,162.69	8/3/26 Payables	08/06/26
Bristol Square	08/10/26	$18,569.83	8/10/26 payables	08/13/26
Bristol Square	08/12/26	$7,782.26	8/14/26 payroll	08/13/26
Bristol Square	08/17/26	$963.67	8/17/26 payables	08/20/26
Bristol Square	08/24/26	$5,138.51	8/24/26 Payables	08/27/26
Bristol Square	08/26/26	$6,257.81	8/28/26 Payroll	08/27/26
Bristol Square Total		**$39,874.77**		
Carvel	08/03/26	$60,127.44	8/3/26 Payables	08/06/26
Carvel	08/10/26	$76,482.56	8/10/26 payables	08/13/26
Carvel	08/12/26	$14,394.69	8/14/26 payroll	08/13/26
Carvel	8/17/2026	$31,330.37	8/17/26 payables	8/20/2026
Carvel	08/24/26	$19,017.30	8/24/26 Payables	08/27/26
Carvel	08/25/26	$15,811.75	8/28/26 Payroll	08/27/26
Carvel Total		**$217,164.11**		
Ebey Arms	08/03/26	$2,699.79	8/3/26 Payables	08/06/26
Ebey Arms	08/10/26	$7,706.49	8/10/26 payables	08/13/26
Ebey Arms	08/12/26	$3,637.02	8/14/26 payroll	08/13/26
Ebey Arms	08/17/26	$4,919.58	8/17/26 payables	08/20/26
Ebey Arms	08/24/26	$2,953.95	8/24/26 Payables	08/27/26
Ebey Arms	08/25/26	$1,776.24	8/28/26 Payroll	08/27/26
Ebey Arms Total		**$23,693.07**		
Edmonds Highlands	08/03/26	$37,038.29	8/3/26 Payables	08/06/26
Edmonds Highlands	08/10/26	$16,109.21	8/10/26 payables	08/13/26
Edmonds Highlands	08/12/26	$4,522.65	8/14/26 payroll	08/13/26
Edmonds Highlands	08/17/26	$62,777.32	8/17/26 payables	08/20/26
Edmonds Highlands	08/24/26	$14,679.40	8/24/26 Payables	08/27/26
Edmonds Highlands	08/25/26	$6,734.84	8/28/26 Payroll	08/27/26
Edmonds Highlands Total		**$141,861.71**		
Madison Park	08/03/26	$13,086.91	8/3/26 Payables	08/06/26
Madison Park	08/10/26	$33,325.73	8/10/26 payables	08/13/26
Madison Park	08/12/26	$10,124.68	8/14/26 payroll	08/13/26
Madison Park	08/17/26	$8,276.32	8/17/26 payables	08/20/26
Madison Park	08/24/26	$45,995.04	8/24/26 Payables	08/27/26
Madison Park	08/25/26	$11,147.80	8/28/26 Payroll	08/27/26
Madison Park Total		**$121,956.48**		
Millwood Estates	08/03/26	$19,124.01	8/3/26 Payables	08/06/26
Millwood Estates	08/10/26	$37,171.43	8/10/26 payables	08/13/26
Millwood Estates	08/12/26	$21,940.07	8/14/26 payroll	08/13/26
Millwood Estates	08/17/26	$84,210.79	8/17/26 payables	08/20/26

Property Name	Date	Amount	Description	Date wired
Millwood Estates	08/24/26	$13,461.96	8/24/26 Payables	08/27/26
Millwood Estates	8/26/2026	$20,356.65	8/28/26 Payroll	8/27/2026
Millwood Estates Total		**$196,264.91**		
Olympic View	08/03/26	$6,193.67	8/3/26 Payables	08/06/26
Olympic View	08/10/26	$27,029.59	8/10/26 payables	08/13/26
Olympic View	08/12/26	$3,916.31	8/14/26 payroll	08/13/26
Olympic View	08/17/26	$2,005.02	8/17/26 payables	08/20/26
Olympic View	08/24/26	$8,647.16	8/24/26 Payables	08/27/26
Olympic View	08/26/26	$3,146.00	8/28/26 Payroll	08/27/26
Olympic View Total		**$50,937.75**		
Raintree Village	08/03/26	$7,816.04	8/3/26 Payables	08/06/26
Raintree Village	08/10/26	$15,971.96	8/10/26 payables	08/13/26
Raintree Village	08/12/26	$7,712.44	8/14/26 payroll	08/13/26
Raintree Village	08/17/26	$27,086.92	8/17/26 payables	08/20/26
Raintree Village	08/24/26	$4,325.60	8/24/26 Payables	08/27/26
Raintree Village	08/26/26	$6,926.77	8/28/26 Payroll	08/27/26
Raintree Village Total		**$69,839.73**		
Sound View	08/03/26	$2,454.54	8/3/26 Payables	08/06/26
Sound View	08/10/26	$6,866.37	8/10/26 payables	08/13/26
Sound View	08/12/26	$3,911.27	8/14/26 payroll	08/13/26
Sound View	08/17/26	$515.89	8/17/26 payables	08/20/26
Sound View	08/24/26	$5,376.11	8/24/26 Payables	08/27/26
Sound View	08/26/26	$3,142.42	8/28/26 Payroll	08/27/26
Sound View Total		**$22,266.60**		
Valley Commons	08/03/26	$8,237.13	8/3/26 Payables	08/06/26
Valley Commons	08/10/26	$26,236.10	8/10/26 payables	08/13/26
Valley Commons	08/12/26	$3,379.31	8/14/26 payroll	08/13/26
Valley Commons	08/17/26	$3,238.70	8/17/26 payables	08/20/26
Valley Commons	08/24/26	$5,767.51	8/24/26 Payables	08/27/26
Valley Commons	08/25/26	$3,414.64	8/28/26 Payroll	08/27/26
Valley Commons Total		**$50,273.39**		
Westend II	08/03/26	$830.78	8/3/26 Payables	08/06/26
Westend II	08/10/26	$3,505.80	8/10/26 payables	08/13/26
Westend II	08/12/26	$2,087.31	8/14/26 payroll	08/13/26
Westend II	08/17/26	$1,067.83	8/17/26 payables	08/20/26
Westend II	08/24/26	$1,266.21	8/24/26 Payables	08/27/26
Westend II	08/25/26	$2,051.84	8/28/26 Payroll	08/27/26
Westend II Total		**$10,809.77**		
Grand Total		**$1,140,981.19**		

ItemDate	PayeeName	CheckNumber	ItemAmount
8/3/2026	KeyBank National Association		(38,250.04)
8/3/2026	Berkadia		(45,456.83)
8/3/2026	Colliers		(52,891.83)
8/3/2026	Beneficial State Bank		(22,224.57)
8/3/2026	Beneficial State Bank		(34,379.96)
8/3/2026	Banner Bank		(19,971.57)
8/3/2026	Banner Bank		(4,683.03)
8/5/2026	Amazon Com Sales Inc	729724	(398.35)
8/5/2026	Apollo Plumbing LLC	729725	(614.00)
8/5/2026	Clearview Glass Company Inc	729726	(400.00)
8/5/2026	Dunn Lumber Company Inc	729727	(899.12)
8/5/2026	Housing Authority Risk Retention Group	729728	(3,997.50)
8/5/2026	Housing Consortium of Everett	729729	(3,000.00)
8/5/2026	Jades Jet City Carpet Cleaning Inc	729730	(220.00)
8/5/2026	Judd & Black	729731	(1,268.90)
8/5/2026	KeyBank National Association		(60,815.83)
8/5/2026	New Life Flooring Inc	729732	(25,398.11)
8/5/2026	PUD No 1 of Snohomish County	729733	(2,643.96)
8/5/2026	Refinishing Solutions LLC	729734	(5,360.00)
8/5/2026	Rentokil North America Inc	729735	(250.00)
8/5/2026	Rexel Inc	729736	(252.99)
8/5/2026	Sound Security Inc	729737	(605.23)
8/5/2026	Sukhvinder Rani Sall	729738	(3,287.05)
8/5/2026	Team Car Care LLC	729739	(116.98)
8/5/2026	The Sherwin-Williams Company	729740	(584.62)
8/5/2026	Washington State Health Care Authority	729741	(169,246.79)
8/6/2026	ppe 01Aug26 pd 07Aug26		(111,976.25)
8/6/2026	ppe 01Aug26 pd 07Aug26		(288,794.26)
8/7/2026	ADP Inc		(2,746.36)
8/7/2026	American Family Life Assurance Company		(1,612.17)
8/7/2026	Angela Seay		(157.32)
8/7/2026	Bobby Simpson		(450.37)
8/7/2026	Department of Retirement Systems		(55,851.75)
8/7/2026	Gerald R Christin Jr		(29,500.00)
8/7/2026	HD Supply Facilities Maintenance LTD		(2,510.49)
8/7/2026	Kara Clawson		(14.59)
8/7/2026	Mission Square Retirement		(1,017.20)
8/7/2026	Samantha Skala		(129.05)
8/7/2026	The Pitney Bowes Bank Inc		(4,000.00)
8/7/2026	Tracie Skiles		(110.35)
8/7/2026	Troy Delaney		(85.00)
8/7/2026	USDA		(4,167.51)
8/7/2026	Wex Bank		(5,528.91)
8/10/2026	JP Morgan Chase		(46,896.98)
8/10/2026	KeyBank National Association		(382.80)
8/11/2026	Pung Ja Song		(491.00)
8/11/2026	Stuart Woolfield	729742	(325.00)
8/12/2026	Department of Licensing		(15.00)
8/12/2026	Adobe Inc	729743	(35,700.00)

ItemDate	PayeeName	CheckNumber	ItemAmount
8/12/2026	Alliance Technologies LLC	729744	(5,650.00)
8/12/2026	Amazon Com Sales Inc	729745	(567.22)
8/12/2026	Apollo Plumbing LLC	729746	(3,257.00)
8/12/2026	Arbitrage Compliance Specialists Inc	729747	(1,750.00)
8/12/2026	Bickford Motors Inc	729748	(740.84)
8/12/2026	Bloomberg Industry Group Inc	729749	(6,575.00)
8/12/2026	Brinton Business Ventures Inc	729750	(19.95)
8/12/2026	CBS Reporting Inc	729751	(354.50)
8/12/2026	Cellco Partnership	729752	(1,375.90)
8/12/2026	Cintas Corporation No 2	729753	(321.70)
8/12/2026	City of Arlington	729754	(5,616.64)
8/12/2026	City of Snohomish	729755	(4,073.21)
8/12/2026	City of Stanwood	729756	(3,372.04)
8/12/2026	Dunn Lumber Company Inc	729757	(136.59)
8/12/2026	Environmental Associates Inc	729758	(1,790.00)
8/12/2026	Environmental Works	729759	(183.75)
8/12/2026	Granite Telecommunications LLC	729760	(1,061.15)
8/12/2026	Iris Group Holdings LLC	729761	(139.93)
8/12/2026	Jades Jet City Carpet Cleaning Inc	729762	(255.00)
8/12/2026	Joshua K McStott	729763	(9,542.00)
8/12/2026	Lake Stevens Sewer District	729764	(13,020.91)
8/12/2026	Les Schwab Warehouse Center Inc	729765	(1,016.59)
8/12/2026	Metron and Associates Inc	729766	(400.00)
8/12/2026	MR Industries LLC	729767	(830.48)
8/12/2026	New Life Flooring Inc	729768	(378.00)
8/12/2026	Northwest Fiber LLC	729769	(6,469.44)
8/12/2026	Online Information Services	729770	(251.30)
8/12/2026	Pacifica Law Group LLP	729771	(7,428.48)
8/12/2026	Paradise Valley Landscaping Company Inc	729772	(1,500.00)
8/12/2026	PUD No 1 of Snohomish County	729773	(1,728.66)
8/12/2026	Puget Sound Energy	729774	(87.65)
8/12/2026	Rentokil North America Inc	729775	(281.40)
8/12/2026	Republic Services Inc	729776	(2,328.53)
8/12/2026	Robin Powered Inc	729777	(6,141.00)
8/12/2026	Silver Lake Water & Sewer District	729778	(8,781.79)
8/12/2026	SKYCORP LTD	729779	(53,067.00)
8/12/2026	SMR Architects PLLC	729780	(174,878.00)
8/12/2026	The Sherwin-Williams Company	729781	(247.15)
8/12/2026	U S Bank	729782	(1,125.00)
8/12/2026	U S Bank	729783	(36.00)
8/12/2026	Waste Management - Northwest	729784	(21,653.73)
8/12/2026	West Publishing Corporation	729785	(547.96)
8/14/2026	5 Star Services Inc		(400.00)
8/14/2026	April Nielsen		(1,707.43)
8/14/2026	Bobby Simpson		(92.19)
8/14/2026	Fleming Elam		(45.41)
8/14/2026	HD Supply Facilities Maintenance LTD		(4,011.06)
8/14/2026	Housing Authority of Snohomish County		(1,260.00)
8/14/2026	Mark Papritz		(421.20)

ItemDate	PayeeName	CheckNumber	ItemAmount
8/14/2026	Morgan Mechanical Inc		(65,803.80)
8/14/2026	Tamra Close		(105.23)
8/14/2026	The Point LLC		(7,045.00)
8/14/2026	Tree Solutions Inc		(5,795.00)
8/19/2026	AC Blackpoint Acquisition Inc	729786	(323.40)
8/19/2026	Affordable Renovations Inc	729787	(1,600.00)
8/19/2026	Alderwood Water & Wastewater District	729788	(22.08)
8/19/2026	Amazon Com Sales Inc	729789	(294.43)
8/19/2026	Anixter Inc	729790	(1,189.68)
8/19/2026	Brimstone Fire Safety Mgmt LLC	729791	(1,485.00)
8/19/2026	CG Engineering PLLC	729792	(1,867.50)
8/19/2026	Cintas Corporation No 2	729793	(193.84)
8/19/2026	City of Lynnwood	729794	(6,745.25)
8/19/2026	City of Mountlake Terrace	729795	(8,621.28)
8/19/2026	Dalco Inc	729796	(676.20)
8/19/2026	Housing Consortium of Everett	729797	(5,000.00)
8/19/2026	Joshua K McStott	729798	(1,045.00)
8/19/2026	New Life Flooring Inc	729799	(5,201.24)
8/19/2026	Online Information Services	729800	(341.05)
8/19/2026	Pacifica Law Group LLP	729801	(9,276.00)
8/19/2026	Puckett & Redford PLLC	729802	(4,160.25)
8/19/2026	PUD No 1 of Snohomish County	729803	(148.70)
8/19/2026	Puget Sound Energy	729804	(144.93)
8/19/2026	Real Property Law Group PLLC	729805	(2,275.00)
8/19/2026	Rentokil North America Inc	729806	(295.29)
8/19/2026	RJR Property Mgmt LLC	729807	(1,540.00)
8/19/2026	SMR Architects PLLC	729808	(207,714.24)
8/19/2026	Snohomish County	729809	(17,781.05)
8/19/2026	Steel Bison Security LLC	729810	(8,272.60)
8/19/2026	Walsh Construction Co/Wa	729811	(25,585.00)
8/19/2026	Wave Broadband	729812	(1,223.88)
8/19/2026	YWCA	729813	(210.00)
8/20/2026	ppe 15Aug26 pd 21Aug26		(112,447.70)
8/20/2026	ppe 15Aug26 pd 21Aug26		(293,481.54)
8/21/2026	5 Star Services Inc		(11,825.00)
8/21/2026	All Clear Screening LLC		(110.00)
8/21/2026	Bobby Simpson		(125.10)
8/21/2026	Department of Retirement Systems		(56,248.69)
8/21/2026	HD Supply Facilities Maintenance LTD		(1,621.16)
8/21/2026	Maple Court 2000 LLC		(1,986.61)
8/21/2026	Mission Square Retirement		(1,017.20)
8/21/2026	Recovery Career Services		(3,000.00)
8/26/2026	AC Blackpoint Acquisition Inc	729816	(1,557.00)
8/26/2026	Alderwood Water & Wastewater District	729817	(15,767.72)
8/26/2026	Amazon Com Sales Inc	729818	(1,172.06)
8/26/2026	Answerline Communications Inc	729819	(345.00)
8/26/2026	Barbara J. Honey	729814	(150.00)
8/26/2026	Cintas Corporation No 2	729820	(160.85)
8/26/2026	City of Edmonds	729821	(1,557.00)

ItemDate	PayeeName	CheckNumber	ItemAmount
8/26/2026	City of Lynnwood	729822	(25,924.47)
8/26/2026	City of Marysville	729823	(11,327.70)
8/26/2026	City of Mountlake Terrace	729824	(20,718.10)
8/26/2026	Comcast Cable Communications Inc	729825	(2,514.99)
8/26/2026	Comcast Cable Communications Inc	729826	(2,468.65)
8/26/2026	Databar Inc	729827	(79.64)
8/26/2026	Emphasys National User Group	729828	(250.00)
8/26/2026	Environmental Works	729829	(1,319.21)
8/26/2026	Judd & Black	729830	(733.95)
8/26/2026	Language Line Services Inc	729831	(572.53)
8/26/2026	Metron and Associates Inc	729832	(25,872.50)
8/26/2026	New Life Flooring Inc	729833	(2,315.86)
8/26/2026	PUD No 1 of Snohomish County	729834	(7,458.27)
8/26/2026	Rentokil North America Inc	729835	(211.78)
8/26/2026	Snohomish County	729836	(1,089.00)
8/26/2026	Sound Security Inc	729837	(605.23)
8/26/2026	Wave Broadband	729838	(377.40)
8/26/2026	William A. Faiman	729815	(125.00)
8/28/2026	5 Star Services Inc		(1,900.00)
8/28/2026	ClearCompany Inc		(32,466.50)
8/28/2026	HD Supply Facilities Maintenance LTD		(1,601.77)
8/28/2026	Iron Mountain Inc		(396.14)
8/28/2026	Mark Papritz		(243.35)
8/28/2026	Maurice Drayton		(3,652.82)
8/28/2026	Sierra Anderson		(307.24)
8/28/2026	State of Washington		(12,327.10)
8/28/2026	Stephanie Page		(109.59)
8/28/2026	Woodburn Company		(843.76)
	Total		**(2,498,965.50)**
	Total HAP/UAP Payments		**(6,980,333.03)**
	Total Wires to Property Managers		**(1,140,981.19)**
	Total Payments		**$ (10,620,279.72)**

RESOLUTION NO. 2595
APPROVING AN AMENDMENT TO THE POSITION CLASSIFICATION PLAN

WHEREAS, it is the Housing Authority's objective to work effectively and efficiently with appropriate staff levels to meet Department and Agency goals; and,

WHEREAS, regular positions must be approved by the Board of Commissioners for addition to the Position Classification Plan; and,

WHEREAS staff recommends a move of two Senior Housing Developers from Range H to Range I in order to be competitive in the employment environment; and,

WHEREAS, the proposed change in staffing is reflected on the Position Classification Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Snohomish County that the Position Classification Plan be amended as follows:

1. Reclassification of two Senior Housing Developers from Range H to Range I

DATED, this 15th day of September 2026.

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

____
Joseph Alonzo, Chairperson

SEAL

ATTEST:

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Secretary

HASCO Position Classification Plan

Position	Salary Range	Number Authorized
Client Service Representative I	A	1
Maintenance Laborer	A	3
Specialist I: Administrative Services, Housing and Client Services	A	4
Client Service Representative II	B	1
Specialist I: Housing, TBA, Waitlist Support	B	6
Specialist II: Housing and Client Services	B	1
Accounting Technician	C	3
HR Specialist	C	1
Navigator: Housing and Supportive Services	C	3
Maintenance Technician I	C	1
Portfolio Coordinator	C	3
Resident Services Coordinator	C	1
Specialist II: Compliance, Housing, Inspections, Portfolio	C	15
Accountant	D	1
Coordinator: Help Desk and Systems Security, IT, Internal Legal Affairs, Records Program, TBA	D	5
Construction Carpenter	D	1
Development Analyst	D	1
Financial Analyst	D	1
Inspector	D	1
Landlord Engagement Specialist	D	1
Lead Resident Services Coordinator	D	1
Lead Supportive Services Navigator	D	1
Maintenance Technician II	D	4
Project Engineer	D	1
Senior Accounting Technician	D	1
Speciaist III/Senior Specialist: Compliance, Housing, Portfolio	D	11
Communications Manager	E	1
Construction Carpenter Lead	E	1
Emerging Technology and AI Analyst	E	1
Executive Assistant	E	1
IT Analyst	E	1
Lead Housing Specialist	E	3
Lead Inspector	E	2
Lead Maintenance Technician	E	1
Manufactured Housing Program Manager	E	1
Risk Manager	E	1
Senior Accountant	E	1
Administrative Services Supervisor	F	1
Community Services Manager	F	1
Housing Program Manager	F	3
Portfolio Administrative Manager	F	1
Special Programs Manager	F	1
Accounting Manager	G	2
Asset Manager	G	1
Construction Superintendent	G	3
Portfolio Manager	G	2
Senior Housing Program Manager	G	1
Fair Housing Program Counsel	H	1
Senior Housing Developer	I	2
Assistant Controller	I	1
Assistant Director of Tenant Based Assistance	I	1
Assistant Director of Property Management	I	2
Senior Construction Manager	I	1
Senior Maintenance Manager	I	1
Controller	J	1
Director of Asset Management	J	1
Director of Government Relations	J	1
Director of HR and Administrative Services	J	1
Director of Internal Legal Affairs	J	1
Director of IT	J	1
Director of Property Management	J	1
Director of Tenant Based Assistance	J	1
Chief Financial Officer	L	1
Chief Operating Officer	L	1
Chief Real Estate Officer	L	1
Chief Executive Officer	M	1
Total Employees		**124**

Amended to be effective July 1, 2026

HOUSING AUTHORITY
HASCO
SINCE 1971
SNOHOMISH CO.

RESOLUTION NO. 2596
AUTHORIZING THE HOUSING AUTHORITY OF SNOHOMISH COUNTY TO USE ITS OWN FUNDS TO COVER ANY COST OVERUNS RELATED TO THE ALPINE RIDGE UTILITY IMPROVEMENT PROJECT

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 Alpine Ridge Manufactured Homes Park is in need of renovations to its utilities in order to extend the properties useful life in excess of available replacement reserves; and

WHEREAS, the Authority has been awarded funding in the total amount of $3,455,000.00 from Snohomish County CDBG funds and the Washingtohn State Department of Commerce for renovation costs related to the Alpine Ridge utility improvement project (the "Project"); and

WHEREAS, Snohomish County requires a Board resolution authorizing the Authority to cover any gap financing related to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY hereby authorizes the Authority to spend such funds as are necessary in order to complete the Project.

DATED, this 15th day of September 2026.

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

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Joe Alonzo, Chairperson

SEAL

ATTEST

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Secretary

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RESOLUTION NO. 2597

RATIFYING THE PURCHASE AND SALE AGREEMENT AND AUTHORIZING THE ACQUISITION OF THE HORIZON SQUARE APARTMENTS

WHEREAS, there exists in Snohomish County an increasing shortage of affordable housing opportunities, and the mission of the Housing Authority of Snohomish County (the "Authority") is to expand affordable housing options for people residing within Snohomish County; and

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

WHEREAS, the Authority seeks to further its mission in part through the preservation of existing affordable housing opportunities in areas with significantly appreciating housing costs; and

WHEREAS, the Horizon Square Apartments comprised of 48 units (the "Project"), located on real property commonly known 1205 W. Casino Road, Everett, Washington 98204, tax parcel number 00392200001702, was offered for sale by Horizon Square LLC, a Washington limited liability company, the current private owner of the Project (the "Seller"); and

WHEREAS, despite the location of the Project not being within the Authority's area of operation, as the Project lies within the boundaries of the City of Everett as the City existed at the time of the creation of the Authority, the Authority, pursuant to an interlocal agreement between the Authority and the Housing Authority of the City of Everett, was granted the right to operate within the area in which the Project is located; and

WHEREAS, the Authority has negotiated an offer to purchase the Project for and amount not to exceed $10,400,000.00, and the Seller accepted the offer; and

WHEREAS, the Authority and Seller signed a Purchase and Sale Agreement and Joint Escrow Instructions (the "Agreement") on August 1, 2026, for the Authority to purchase the Project from Seller; and

WHEREAS, the Authority intends to operate the Project as rental housing at rents that are affordable in part to households with incomes at or below 80% of area median income; and

WHEREAS, the Project is located within the proposed expansion area of a future Sound Transit light rail station and will potentially allow for affordable housing options along a high frequency transit corridor; and

WHEREAS, the Authority's acquisition of the Project will further its mission and the housing goals of the region in a manner that is considerably less expensive than constructing the same number of new housing units.

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

The Board hereby:

1. Ratifies the execution of the Agreement by the Chief Executive Officer and the Chief Real Estate Officer.
2. Authorizes the Authority, after the completion of its due diligence process related to the Project, to close on the acquisition of the Project.
3. Authorizes the Chief Executive Officer, Chief Real Estate Officer or the Chief Financial Officer (collectively, "Authorized Officer") to:
    a. Negotiate, amend, supplement, modify, execute, acknowledge and deliver any and all documents necessary in connection with the acquisition of the Project, in the name of and on behalf of the Authority;
    b. Take such actions as shall be necessary, convenient, desirable or appropriate to perform the obligations of the Authority relating to the acquisition of the Project; and
    c. Take such further actions as in the Authorized Officer's judgment shall be necessary, proper or advisable in order to fully carry out the intent and accomplish the purposes of the authorizing resolution adopted hereby.

DATED, this 15th day of September 2026.

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

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Joe Alonzo, Chairperson

SEAL
ATTEST

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Secretary

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RESOLUTION NO. 2598

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY PROVIDING FOR THE PLEDGE OF THE AUTHORITY'S GENERAL REVENUES TO SECURE CERTAIN INDEBTEDNESS OWED BY THE AUTHORITY TO THE COMMUNITY FOUNDATION OF SNOHOMISH COUNTY.

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

Section 1. Definitions. As used in this resolution, the following terms have the following meanings:

"Act" means chapter 35.82 of the Revised Code of Washington.

"Authority" means the Housing Authority of Snohomish County, a public body corporate and politic duly organized and existing under and by virtue of the laws of the State.

"Authorized Officers" means each of the Authority's Chief Executive Officer, Chief Financial Officer and Chief Real Estate Officer.

"Board" means the Board of Commissioners of the Authority.

"Community Foundation" means the Community Foundation of Snohomish County, a Washington non-profit corporation.

"Community Foundation Loan" means the Loan to be made by the Community Foundation to the Authority in an amount not to exceed $2,500,000.00 in order to partially finance and/or refinance certain costs of the Project.

"Community Foundation Loan Documents" mean, collectively, the Note, the Business Loan Agreement, and such other documents executed by the Authority in relation to the Community Foundation Loan.

"General Revenues" means all revenues of the Authority from any source, but only to the extent that those revenues are available to pay debt service on the Note and are not now or hereafter pledged or restricted, by law, regulation, contract, covenant, resolution, deed of trust or otherwise (including restrictions relating to funds made available to the Authority under the U.S. Housing Act of 1937), solely to another particular purpose.

"Note" means the Secured Commercial Promissory Note evidencing the Community Foundation Loan in an amount not to exceed $2,500,000.00 from the Authority in favor of the Community Foundation.

"State" means the State of Washington.

Section 2. Recitals and Findings. The Board of the Authority finds and determines as follows:

(a) Statutory Authorization. The Authority is authorized by the Act to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof" (RCW 35.82.070(2)); (ii) "lease or rent any dwellings ... buildings, structures or facilities embraced in any housing project" (RCW 35.82.070(5)); (iii)"make and execute contracts and other instruments, including but not limited to partnership agreements" (RCW 35.82.070(1)); (iv) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040); (v) "make ... loans for the acquisition, construction, reconstruction, rehabilitation, improvement leasing or refinancing of land, buildings, or developments for housing for persons of low income" (RCW 35.82.070(18)); and (vi) issue bonds, notes or other obligations for any of its corporate purposes (RCW 35.82.020(11) and 35.82.130). The phrase "housing project" is defined by RCW 35.82.020 to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income."

(b) Previous Actions. The Board authorized the Authority, through the Authority's wholly-owned entity, Sasquatch Leonard Crossing LLC, a Washington limited liability company, to act as a general partner of Marysville Cedar and Grove LLLP, a Washington limited liability limited partnership (the "Partnership") in order to develop certain property in Marysville, Washington bearing Snohomish Assessor's parcel nos. 005856-003-008-00, 005856-003-009-01, 005856-003-010-00, and 005856-003-011-00 in (the "Property"). In connection with such development, the Authority made a number of subordinate sponsor loans to the Partnership, including without limitation a $2,500,000.00 loan sourced from funds to be provided by Community Foundation.

<u>Section 3</u>. <u>Authorization of the Note</u>. For the purpose of providing funds with which to partially finance and/or refinance certain of the costs of the Project, the Authority is herby authorized to borrow money from the Community Foundation in the amount of $2,500,000.00, in accordance with the terms set forth in the Community Foundation Loan Documents. Such financing is declared and determined to be important for the feasibility of the Project. The Board finds that it is in the best interest of the Authority to borrow such funds from the Community Foundation for the purposes set forth in this resolution.

<u>Section 4</u>. <u>Approval of Community Foundation Loan Documents</u>. Any of the Authorized Officers, acting jointly or individually, are authorized and directed to execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed), on behalf of the Authority the Community Foundation Loan Documents, and (ii) any other documents reasonably required to be executed by the Authority to carry out the transactions contemplated by this resolution. The Authorized Officers (and each of them acting alone) are further authorized and directed to take any other action and to execute such other documents as may be required to be taken or executed on behalf of the Authority as the Authorized Officer executing such documents deems necessary or advisable, to carry out the transactions contemplated by the Community Foundation Loan Documents.

From and after the date the Community Foundation Loan Documents are effective, the Authorized Officer is authorized and directed, without further Board approval, to take such actions on behalf of the Authority as are required to be taken with respect to such duties and actions to be performed pursuant to the terms of the Community Foundation Loan Documents.

<u>Section 5</u>. <u>Security for the Community Foundation Loan</u>. As security for the repayment of the Community Foundation Loan, the Authority pledges its General Revenues in amounts sufficient to pay the principal of and interest due in connection with the Community Foundation Loan. This pledge of General Revenues shall be valid and binding from the time when it is made. The General Revenues so pledged and thereafter received by the Authority shall immediately be subject to the lien of the pledge without any physical delivery thereof or further action, and the lien of such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the Authority, irrespective of whether the parties have notice thereof.

The Authority reserves without limitation the right to issue other obligations, the principal of and interest on which are to be paid from the General Revenues on parity with payments on the Note. At its option, the Authority may pledge any portion of the General Revenues to the payment

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of other obligations of the Authority, such payments to have priority over the payments to be made on the Note with respect to that portion of the General Revenues so pledged.

The Note shall not be a debt of Snohomish County, the State or any political subdivision thereof (except the Authority from the source specified herein), and the Note shall so state on its face. Neither Snohomish County, the State nor any political subdivision thereof (except the Authority from the source specified herein) shall be liable for payment of the Note nor in any event shall principal of and interest on the Note be payable out of any funds other than the General Revenues. The Authority has no taxing power.

Neither the Authority (except to the extent of the pledge of its General Revenues) nor any of the Commissioners, officers or employees of the Authority shall be personally liable for the payment of the Note.

DATED, this 15th day of September 2026.

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

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Joe Alonzo, Chairperson

SEAL
ATTEST

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Secretary

RESOLUTION NO. 2599
AUTHORIZATION TO AMEND AND REVISE THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS

WHEREAS, the Board of Commissioners established a Payment Standard in March 1985 which is used to calculate the amount of housing assistance a family will receive in the Housing Authority's Voucher Program; and,

WHEREAS, the Board of Commissioners last revised the Payment Standard on November 19, 2025; and,

WHEREAS, the Board of Commissioners wishes to revise the Payment Standard schedule to ensure rent affordability and the availability of housing assistance for program participants and to conform to HUD rules relative to Payment Standards;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY that the Payment Standards across the county in 38 Zip Codes will be reflected in 10 zipcode payment standards decreasing and 28 either increasing or remaining the same. The payment standard schedule is attached.

The revised Payment Standard shall be used for new voucher holders and for participants who move to a new unit beginning January 1, 2027. Participants with annual reviews on or after January 1, 2027 shall receive the revised Payment Standard.

DATED, this 15th day of September, 2026.

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

Joe Alonzo, Chairperson

SEAL

ATTEST

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Secretary

HASCO

Tenant-Based Assistance

2027 Payment Standard by ZIP Code

Payment standards are used to calculate the maximum subsidy the PHA will pay each month toward rent and utilities for families with Housing Choice Vouchers. Payment standards vary by ZIP code and unit size.

Zip Code	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
98012	$2230	$2310	$2690	$3520	$4140
98020	$1970	$2040	$2380	$3110	$3660
98021	$2510	$2600	$3030	$3960	$4660
98026	$1910	$1970	$2300	$3010	$3540
98036	$1780	$1850	$2160	$2830	$3320
98037	$1910	$1980	$2310	$3020	$3550
98043	$1990	$2060	$2400	$3140	$3690
98046	$1920	$1990	$2320	$3040	$3570
98072	$2340	$2420	$2820	$3690	$4340
98077	$2480	$2570	$2990	$3910	$4600
98082	$1920	$1990	$2320	$3040	$3570
98087	$2090	$2160	$2520	$3300	$3880
98201	$1670	$1740	$2040	$2660	$3160
98203	$1800	$1850	$2160	$2850	$3320
98204	$1800	$1850	$2160	$2850	$3320
98206	$1820	$1990	$2320	$3040	$3570
98207	$1970	$1740	$2040	$2660	$3160
98208	$1920	$1980	$2310	$3020	$3550
98213	$1920	$1990	$2320	$3040	$3570
98223	$1870	$1940	$2260	$3960	$3480
98241	$1620	$1670	$1950	$2570	$2990
98251	$1800	$1850	$2160	$3850	$3320
98252	$1620	$1670	$1950	$2570	$2990
98256	$1620	$1670	$1950	$2570	$2990
98258	$2190	$2270	$2640	$3450	$4060
98259	$1950	$2040	$2380	$3100	$3690
98270	$1730	$1800	$2110	$2750	$3270
98271	$1930	$2000	$2330	$3050	$3580

98272	$1960	$2020	$2360	$3090	$3630
98275	$2120	$2200	$2560	$3350	$3940
98282	$1620	$1670	$1950	$2650	$3160
98287	$1920	$1990	$2320	$3040	$3570
98290	$1710	$1780	$2080	$2710	$3230
98291	$1920	$1990	$2320	$3040	$3570
98292	$1810	$1870	$2180	$2850	$3350
98293	$1920	$1990	$2320	$3040	$3570
98294	$1670	$1740	$2030	$2650	$3150
98296	$2430	$2510	$2930	$3830	$4510

2027 Payment Standard Recommendations

Requirements

In 2024, HASCO was required to begin establishing Payment Standards at the zip code level based on each zip code's Small Area Fair Market Rent (SAFMR).

Effective January 1 each year, we are required to establish Payment Standards
between 90%-110% of each zip code's updated SAFMR.

Considerations

Keeping in mind that higher payment standards result in higher subsidies for families and more spending for HASCO, Payment Standards should be set to balance:

- The number of participants who spend more than 30% of their income on rent and utilities.
- Ensuring participants who want to move have enough subsidy to find rent-reasonable apartments within their budgets.
- Maximizing the number of leased vouchers without overspending our Budget Authority.

Notes:

- Prior to 2023, HASCO set Payment Standards at 90% of FMR.
- **2023**: HUD pressured all PHAs to use a waiver to set Payment Standards to 120% of FMR. HASCO declined and maxed at 110% of FMR.
- **2024**: HUD increased FMRs. HASCO maintained PS, reducing the percentages to 100%-105% of FMR.
- **2025**: HUD required HASCO to switch to SAFMRs. HASCO set Payment Standards to 100% of 2025 SAFMRs.
- **2026:** Set Payment Standards to 100% of 2026 SAFMRs.

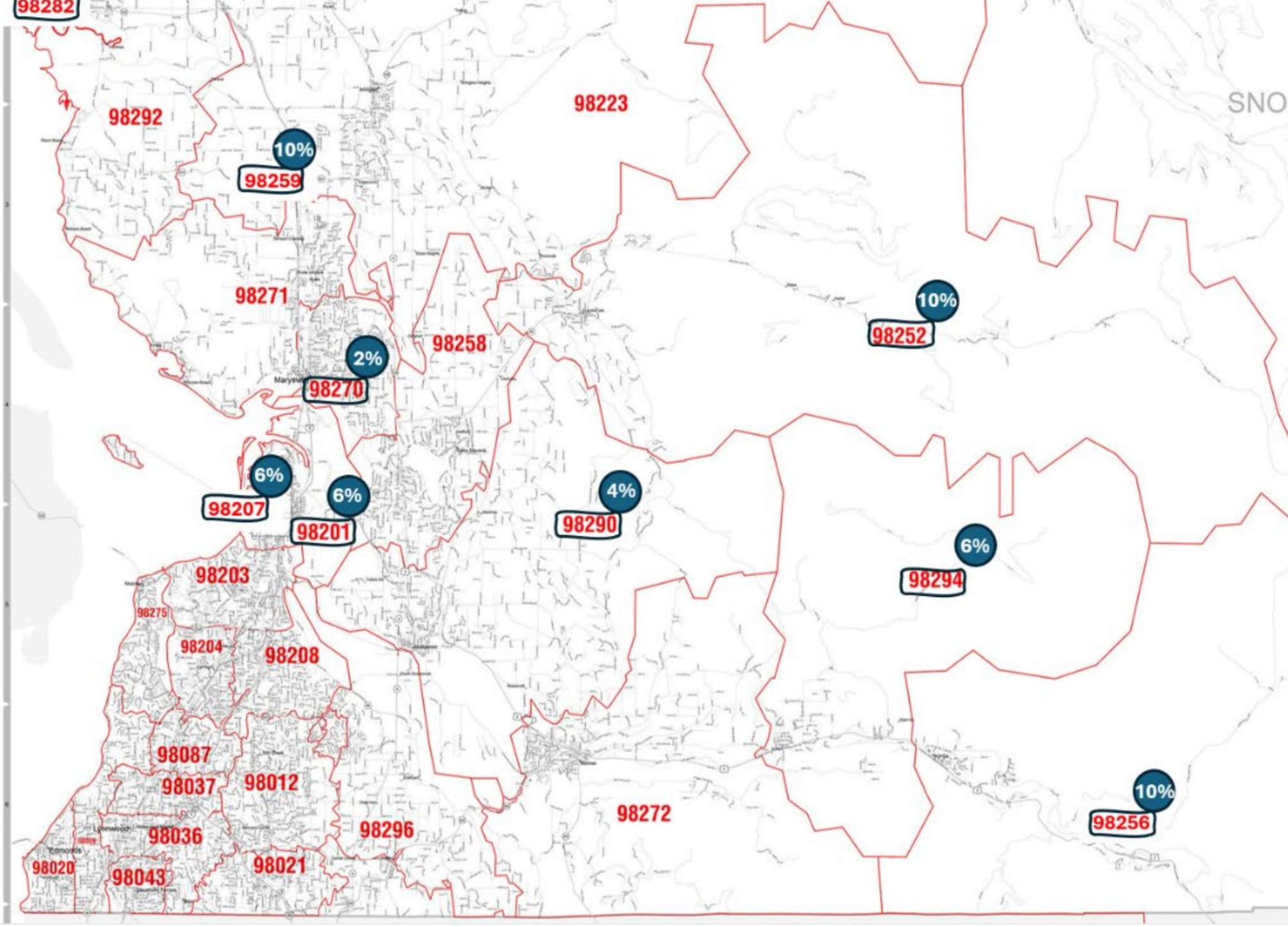
If We Keep 2026 Payment Standards

- 28 zip codes' Payment Standards would be 95%-100% of 2027 SAFMR.
- 5 zip codes' Payment Standards would be 101%-110% of 2027 SAFMR.
- 5 zip codes' Payment Standards would be >110% 2027 SAFMR.

2027 Recommendation

- Where SAFMRs went up or stayed the same (28 zip codes),
  keep 2026 Payment Standards, making them 95%-100% of the 2027 SAFMRs.
- Where SAFMRs went down (10 zip codes),
  reduce Payment Standards to 100% of the 2027 SAFMRs.
- Continue holding currently leased participants harmless:
  - Current leases keep their existing Payment Standard unless their voucher size changes.
  - New leases use the new Payment Standards.

The outlined zip codes would have reduced payment standards



2026 2-Bdr	2027 2-Bdr	Change	% Change
$2160	$2040	-$120	-6%
$2160	$2040	-$120	-6%
$2160	$1950	-$210	-10%
$2160	$1950	-$210	-10%
$2160	$1950	-$210	-10%
$2640	$2380	-$260	-10%
$2160	$2110	-$50	-2%
$2160	$1950	-$210	-10%
$2160	$2080	-$80	-4%
$2160	$2030	-$130	-6%

Recommendation Logic

Keeping in mind that higher payment standards result in higher subsidies for families and more spending for HASCO,

- Participants who spend more than 30% on rent and utilities:
    - 75% of our clients are NOT rent-burdened.
    - 83% of clients in a unit sized to their voucher are not rent-burdened.
- Participants who want to move have enough subsidy to do so:
    - 32% of our participants are in units larger than their voucher size, indicating that payment standards have been adequate.
- Balancing leased vouchers and Budget Authority:
    - Increasing any of the Payment Standards puts HASCO at risk of a shortfall, given how close to the budget authority we are projected to be.
    - The 10 reduced Payment Standards set those zip codes to 100% of the 2027 SAFMR, reduced from 2026.

Recommended Payment Standards

FY2027 FMRs					
ZIP Code	0	1	2	3	4
98012	$2,280	$2,380	$2,780	$3,620	$4,310
98020	$1,980	$2,060	$2,410	$3,140	$3,740
98021	$2,600	$2,710	$3,170	$4,130	$4,920
98026	$1,940	$2,030	$2,370	$3,090	$3,680
98036	$1,780	$1,860	$2,170	$2,830	$3,370
98037	$1,910	$1,990	$2,330	$3,040	$3,610
98043	$1,990	$2,070	$2,420	$3,160	$3,750
98046	$1,950	$2,040	$2,380	$3,100	$3,690
98072	$2,350	$2,450	$2,870	$3,740	$4,450
98077	$2,560	$2,670	$3,120	$4,070	$4,840
98082	$1,950	$2,040	$2,380	$3,100	$3,690
98087	$2,130	$2,220	$2,600	$3,390	$4,030
98201	$1,670	$1,740	$2,040	$2,660	$3,160
98203	$1,850	$1,930	$2,260	$2,950	$3,510
98204	$1,840	$1,920	$2,240	$2,920	$3,470
98206	$1,950	$2,040	$2,380	$3,100	$3,690
98207	$1,670	$1,740	$2,040	$2,660	$3,160
98208	$1,960	$2,040	$2,390	$3,120	$3,710
98213	$1,950	$2,040	$2,380	$3,100	$3,690
98223	$1,890	$1,980	$2,310	$3,010	$3,580
98241	$1,620	$1,670	$1,950	$2,570	$2,990
98251	$1,810	$1,890	$2,210	$2,880	$3,430
98252	$1,620	$1,670	$1,950	$2,570	$2,990
98256	$1,620	$1,670	$1,950	$2,570	$2,990
98258	$2,240	$2,330	$2,730	$3,560	$4,230
98259	$1,950	$2,040	$2,380	$3,100	$3,690
98270	$1,730	$1,800	$2,110	$2,750	$3,270
98271	$2,010	$2,090	$2,450	$3,190	$3,800
98272	$1,970	$2,050	$2,400	$3,130	$3,720
98275	$2,130	$2,220	$2,600	$3,390	$4,030
98282	$1,620	$1,670	$1,950	$2,650	$3,160
98287	$1,950	$2,040	$2,380	$3,100	$3,690
98290	$1,710	$1,780	$2,080	$2,710	$3,230
98291	$1,950	$2,040	$2,380	$3,100	$3,690
98292	$1,840	$1,910	$2,240	$2,920	$3,470
98293	$1,950	$2,040	$2,380	$3,100	$3,690
98294	$1,670	$1,740	$2,030	$2,650	$3,150
98296	$2,490	$2,590	$3,030	$3,950	$4,700

RECOMMENDED 2027 PS					
ZIP Code	0	1	2	3	4
98012	2230	2310	2690	3520	4140
98020	1970	2040	2380	3110	3660
98021	2510	2600	3030	3960	4660
98026	1910	1970	2300	3010	3540
98036	$1,780	1850	2160	$2,830	3320
98037	$1,910	1980	2310	3020	3550
98043	1990	2060	2400	3140	3690
98046	1920	1990	2320	3040	3570
98072	2340	2420	2820	3690	4340
98077	2480	2570	2990	3910	4600
98082	1920	1990	2320	3040	3570
98087	2090	2160	2520	3300	3880
98201	$1,670	$1,740	$2,040	$2,660	$3,160
98203	1800	1850	2160	2850	3320
98204	1800	1850	2160	2850	3320
98206	1920	1990	2320	3040	3570
98207	$1,670	$1,740	$2,040	$2,660	$3,160
98208	1920	1980	2310	3020	3550
98213	1920	1990	2320	3040	3570
98223	1870	1940	2260	2960	3480
98241	$1,620	$1,670	$1,950	$2,570	$2,990
98251	1800	1850	2160	2850	3320
98252	$1,620	$1,670	$1,950	$2,570	$2,990
98256	$1,620	$1,670	$1,950	$2,570	$2,990
98258	2190	2270	2640	3450	4060
98259	$1,950	$2,040	$2,380	$3,100	$3,690
98270	$1,730	$1,800	$2,110	$2,750	$3,270
98271	1930	2000	2330	3050	3580
98272	1960	2020	2360	3090	3630
98275	2120	2200	2560	3350	3940
98282	$1,620	$1,670	$1,950	$2,650	$3,160
98287	1920	1990	2320	3040	3570
98290	$1,710	$1,780	$2,080	$2,710	$3,230
98291	1920	1990	2320	3040	3570
98292	1810	1870	2180	2850	3350
98293	1920	1990	2320	3040	3570
98294	$1,670	$1,740	$2,030	$2,650	$3,150
98296	2430	2510	2930	3830	4510

% RECOMMENDED FY27 PS TO FY27 FMR					
ZIP Code	0	1	2	3	4
98012	98%	97%	97%	97%	96%
98020	99%	99%	99%	99%	98%
98021	97%	96%	96%	96%	95%
98026	98%	97%	97%	97%	96%
98036	100%	99%	100%	100%	99%
98037	100%	99%	99%	99%	98%
98043	100%	100%	99%	99%	98%
98046	98%	98%	97%	98%	97%
98072	100%	99%	98%	99%	98%
98077	97%	96%	96%	96%	95%
98082	98%	98%	97%	98%	97%
98087	98%	97%	97%	97%	96%
98201	100%	100%	100%	100%	100%
98203	97%	96%	96%	97%	95%
98204	98%	96%	96%	98%	96%
98206	98%	98%	97%	98%	97%
98207	100%	100%	100%	100%	100%
98208	98%	97%	97%	97%	96%
98213	98%	98%	97%	98%	97%
98223	99%	98%	98%	98%	97%
98241	100%	100%	100%	100%	100%
98251	99%	98%	98%	99%	97%
98252	100%	100%	100%	100%	100%
98256	100%	100%	100%	100%	100%
98258	98%	97%	97%	97%	96%
98259	100%	100%	100%	100%	100%
98270	100%	100%	100%	100%	100%
98271	96%	96%	95%	96%	94%
98272	99%	99%	98%	99%	98%
98275	100%	99%	98%	99%	98%
98282	100%	100%	100%	100%	100%
98287	98%	98%	97%	98%	97%
98290	100%	100%	100%	100%	100%
98291	98%	98%	97%	98%	97%
98292	98%	98%	97%	98%	97%
98293	98%	98%	97%	98%	97%
98294	100%	100%	100%	100%	100%
98296	98%	97%	97%	97%	96%

Note: The outlined payment standards are changes from 2026; reduced to 100% of the 2027 SAFMRs.