



**Housing Authority of Snohomish County**

**EPA Brownfield Community-wide Assessment Grant Application Information Sheet**

**1. Applicant Identification:**

Applicant: Housing Authority of Snohomish County

Address: 12711 4th Ave West, Everett, WA 98204

**2. Website URL:** <https://hasco.org/>

**3. Funding Requested:**

(a) Grant Type: Community-wide

(b) Federal Funds Requested: \$500,000

**4. Location:**

The Housing Authority of Snohomish County (HASCO) serves all of Snohomish County, Washington, which consists of 20 cities and towns. Nine of the cities and towns that we serve are rural in character and have populations under 11,000.

**5. Target Area and Priority Site Information**

Target Area: The Target Area includes a 0.5-mile radius around seven proposed or active transit stations on the Sound Transit Link light rail line that serves Snohomish County residents commuting to cities such as Seattle, Edmonds, or Everett, as well as 16 operational bus rapid transit stations on the Community Transit SWIFT line. The associated census tracts are listed in Table 1.

**Table 1. Target Area Census Tracts**

Target Area	Short Census Tract Codes	Intersecting Jurisdictions
Census Tracts within ½ Mile Radius around High Capacity Transit Stations	404, 405, 407, 408, 409, 410, 411, 412.01, 412.02, 413.03, 414, 418.05, 418.08, 418.09, 418.10, 418.12, 418.13, 418.14, 418.15, 418.16, 419.01, 419.04, 419.05, 419.07, 420.04, 501.02, 504.02, 504.04, 507, 508, 509, 510, 514.01, 514.02, 515, 516.01, 516.02, 517.01, 517.02, 518.02, 518.03, 518.04	Everett, Lynnwood, Mountlake Terrace, Edmonds, Snohomish County

Notes: Census tracts use 2020 polygons. Each short CT code is preceded with 530610 to make the long code. 53 is the state code and 610 is the county code.

Priority Site Addresses:

Addresses (and parcel numbers) for the 5 priority sites are shown in Table 2.

**Table 2. Priority Site Information**

Site Address	Parcel Number(s)	Site Address	Parcel Number(s)	Site Address	Parcel Number(s)
<b>Site 1:</b> 16216 Ash Way and 2027 164th Street SW Lynnwood, WA	27040200301800 and 27040200301900	<b>Site 2:</b> 12711 4th Avenue W Everett, WA	28042500401400	<b>Site 3:</b> 8530 Evergreen Way Everett, WA	28041300100800 and 28041300105100
<b>Site 4:</b> 2710 14th Street Everett, WA	00386200100000	<b>Site 5:</b> 2212 Pacific Avenue, Everett, WA	00439074300102		

See Map 1 attached.

*Ways Home. Paths Forward.*



**6. Contacts:**

(a) Project Director:

Name: Victor Caesar, Director of Development  
 Phone: (425) 290-8499 | Email: vcaesar@hasco.org  
 Address: 12711 4th Ave West, Everett, WA 98204

(b) Chief Executive/Highest Ranking Elected Official:

Name: Laurie Olson, Executive Director  
 Phone: (425) 290-8499 | Email: lolson@hasco.org  
 Address: 12711 4th Ave West, Everett, WA 98204

**7. Population:**

Snohomish County: 873,800

City	2025 Population	City	2025 Population
Arlington	23,080	Lynnwood	42,540
Bothell	20,420	Marysville	75,640
Brier	6,630	Mill Creek	21,630
Darrington	1,520	Monroe	20,960
Edmonds	43,510	Mountlake Terrace	24,640
Everett	114,700	Mukilteo	21,600
Gold Bar	2,350	Snohomish	10,500
Granite Falls	4,775	Stanwood	8,950
Index	170	Sultan	7,405
Lake Stevens	42,180	Woodway	1,345

**Notes:**  
 Shading indicates city with population of less than 11,000.  
 Source: Washington State Office of Financial Management. April 1, 2025. Population of cities, towns, and counties. [Link](#).

**8. Other Factors:**

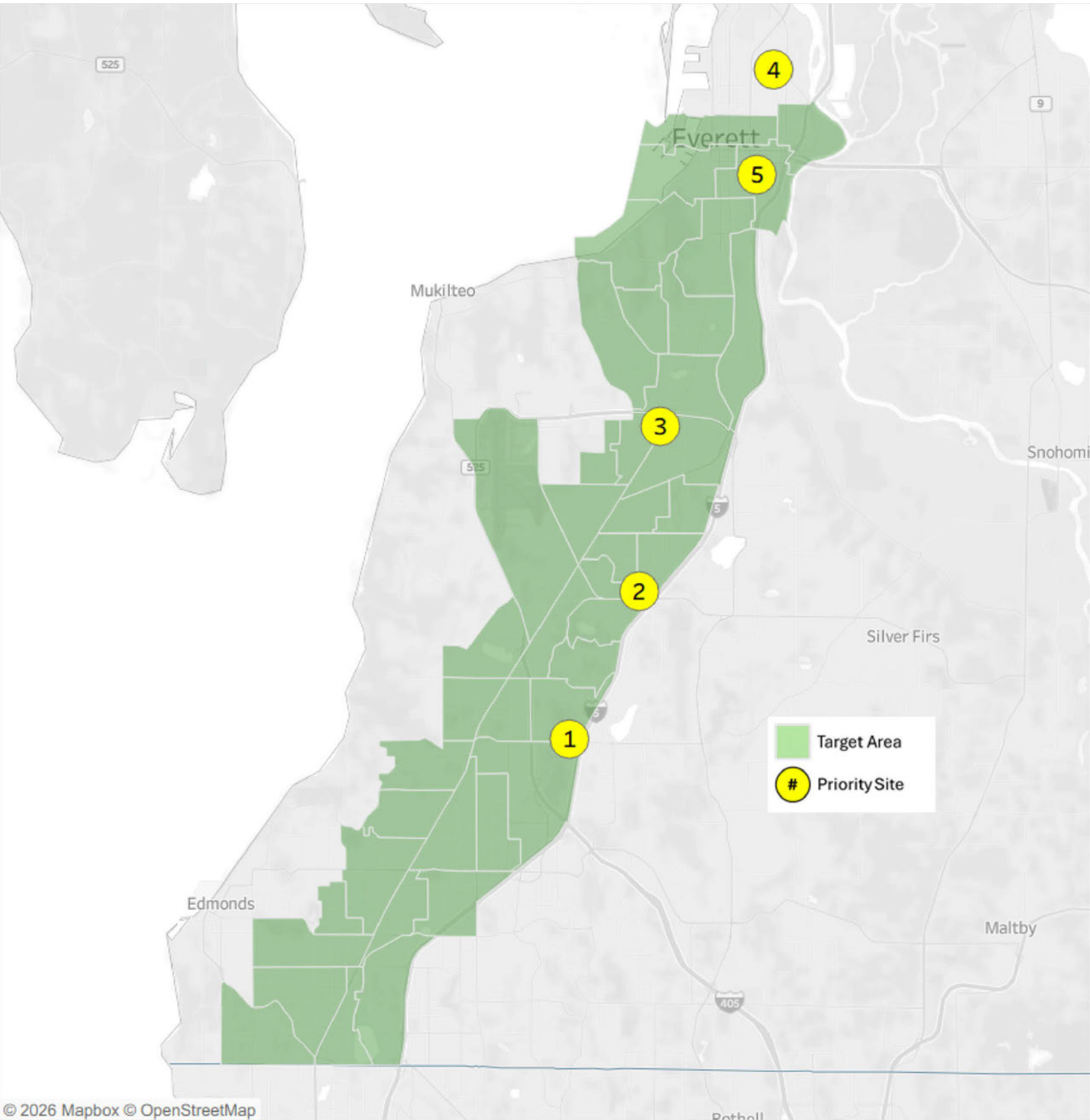
Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	Not applicable
The priority site(s) is impacted by mine-scarred land.	Not applicable
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Not applicable
The priority site(s) is in a federally designated flood plain.	Not applicable
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4 and 5
The reuse of the priority site(s) will incorporate energy efficiency measures.	4 and 5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4 and 5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	9, Tables 9 and 10
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	Not applicable

**9. Letter from State Environmental Authority**

A letter of acknowledgement from the Washington State Department of Ecology is attached.

**10. Releasing Copies of Applications:**

Not applicable.





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 22, 2026

Victor Caesar, Director of Development  
Housing Authority of Snohomish County  
12711 4th Ave West  
Everett WA, 98204

**RE: Ecology Support for the Housing Authority of Snohomish County's Application for an FY26 Community-wide Assessment Grant**

Dear Victor Caesar:

The Washington Department of Ecology (Ecology) acknowledges that the Housing Authority of Snohomish County (HASCO) will submit an application to the U.S. Environmental Protection Agency (EPA) for a Community-wide Assessment Grant under the Fiscal Year 2026 Brownfields Program grant cycle. If awarded, HASCO intends to use the funds to assess environmental contamination at several priority sites to facilitate development of affordable housing which may include childcare facilities and community gathering space.

As a requirement of the application, HASCO has informed Ecology of their plans to apply for this Community-wide Assessment Grant. Ecology is very supportive of these efforts, and this letter is provided to recognize that HASCO has fulfilled their notification requirement. The Ecology contact for the potentially affected sites is Kim Wooten in Ecology's Northwest Region Office. Her email address is [kim.wooten@ecy.wa.gov](mailto:kim.wooten@ecy.wa.gov).

For questions regarding this letter or general Brownfields questions, please contact me at (509) 655-0538 or [ali.furmall@ecy.wa.gov](mailto:ali.furmall@ecy.wa.gov).

Sincerely,

Ali Furmall  
Brownfields Lead  
Toxics Cleanup Program  
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10  
Sarah Frederick, EPA Region 10  
Kim Wooten, Ecology

# 1. Project Area Description and Plans for Revitalization

## 1a. Overview of Brownfield Challenges and Description of Target Area

The Housing Authority of Snohomish County (HASCO) builds and manages housing throughout Snohomish County, Washington (the County). With a mission to connect people with housing that fosters opportunity and stability, HASCO is well positioned to lead a brownfield assessment program and is applying for a \$500,000 Community-wide Assessment (CWA) Grant. Centrally managed grant funds will support the transformation of blighted properties into affordable housing and community facilities. HASCO has committed staff to administer this 4-year program.

The County is home to 864,113 people, 307,643 households and 424,266 employees. Located just north of Seattle and King County, the County’s industries include aerospace, computer, and electronic product manufacturing; agriculture and food products; and fabricated metal products as well as professional, scientific, and technical services.<sup>1</sup> Significant employers include airplane manufacturer Boeing and fusion power plant developer and manufacturer, Helion Energy. Everett (pop. 110,629) is the largest city and home to Boeing’s Everett Production Facility. Many of these employers are located in transit corridors that connect workers to employment opportunities.

The **Target Area (TA)** aligns with major public investment in high-capacity and high-frequency transit that is currently operating or planned for operation in the next five to ten years. Building housing in the TA will promote transit-oriented development (TOD) for housing that is affordable to a workforce earning between 50% and 120% of area median income, or low- to moderate-income (LMI) households (HHs). These mixed-use developments will also contain commercial space that can house child care. The TA includes property within a 0.5-mile radius of 7 proposed or active transit stations on the Sound Transit Link line that serves commuters to cities such as Seattle, Edmonds, or Everett, and 16 operational bus rapid transit stations on the Community Transit SWIFT line (Table 1 shows the associated census tracts. The TA is depicted in the Site map in the Application Information Sheet).

Table 1. Target Area Census Tracts

Target Area	Short Census Tract Codes	Intersecting Jurisdictions
Census Tracts within ½ Mile Radius around High Capacity Transit Stations	404, 405, 407, 408, 409, 410, 411, 412.01, 412.02, 413.03, 414, 418.05, 418.08, 418.09, 418.10, 418.12, 418.13, 418.14, 418.15, 418.16, 419.01, 419.04, 419.05, 419.07, 420.04, 501.02, 504.02, 504.04, 507, 508, 509, 510, 514.01, 514.02, 515, 516.01, 516.02, 517.01, 517.02, 518.02, 518.03, 518.04	Everett, Lynnwood, Mountlake Terrace, Edmonds, Snohomish County

The TA is an area impacted by historical disinvestment. The brownfield challenges impacting redevelopment are illustrated by numbers and actual projects. The primary arterial road that stretches through the TA is State Route 99. This auto-oriented corridor has many known and suspected brownfield properties. Of the roughly 660 commercial buildings in the TA, preliminary research by HASCO has identified 53 auto dealerships, 60 light industrial and manufacturing sites, 39 auto repair shops, and over 300 commercial retail buildings.<sup>2</sup> Within the TA, there are approximately 2,540 sites listed in the U.S. Environmental Protection Agency (EPA) and Washington State Department of Ecology (Ecology) databases, and 1,718, or 68%, represent a higher environmental risk profile program and interaction.<sup>3</sup> The redevelopment of brownfields identified and assessed with this CWA grant in the TA will promote TOD for LMI households and provide the opportunity for more child care facilities in an area with a higher concentration of families with low incomes and health disparities (see Section 2a–2d).

## 1b. Description of the Priority Brownfield Site(s)

HASCO has identified five priority sites with known or potential environmental concerns and near-term redevelopment opportunities. Redevelopment of these sites could help address area housing needs by developing up to 1,438 units that are affordable to LMI HHs or to those earning between 50% and 120% AMI and offer space for community uses, including child care (Table 2).

Table 2. Priority Site Information

	Site Address	Land Area (acres)	Parcel Number(s)	Current Use	Known or Potential ECs/COCs	Potential Future Use
1	16216 Ash Way and 2027 164th Street SW Lynnwood, WA	2.09	27040200301800 and 27040200301900	2 single family homes built in 1949 & 1957	ECs: RBM, UST, Gas, Diesel	A mixed income development with 180 to 230 units.
2	12711 4th Avenue W Everett, WA	2.45	28042500401400	HASCO-owned office building. Phase I ESA completed 1/26/15.	ECs: RBM, UST, Gas, Diesel	Mixed use development with ground floor space for community uses such as child care and 120 to 150 affordable housing units.
3	8530 Evergreen Way Everett, WA	15.07	28041300100800 and 28041300105100	Vacant, former retail center (1989) & gas station (2008)	ECs: Gas, Diesel, HO, Metals	Mixed use master plan development with 250+ units and ground floor commercial retail uses for uses such as child care.

<sup>1</sup> Economic Alliance of Snohomish County. 2021. *Snohomish County’s Place in the Global Supply Chain*. [Snohomish County’s Place in the Global Supply Chain](#)

<sup>2</sup> CoStar. 2025. Real Estate Tool. Available by subscription. Accessed January 23, 2026. [Link](#).

<sup>3</sup> Maul Foster Alongi, Inc. 2026. Priority Brownfields Sites Database. Sourced from Washington State Department of Ecology and US EPA data. [Link](#). Note, dataset in comprehensive and includes all interaction points in the Ecology and EPA facility databases.

Table 2. Priority Site Information

	Site Address	Land Area (acres)	Parcel Number(s)	Current Use	Known or Potential ECs/COCs	Potential Future Use
4	2710 14th Street Everett, WA	11.74	00386200100000	Vacant, former public housing (1943)	ECs: RBM, UST, HazSub	Mixed use master plan development with 750+ units and ground floor commercial retail uses for uses such as child care.
5	2212 Pacific Avenue, Everett, WA	0.67	00439074300102	Vacant, former industrial building (1957)	ECs: PAHs, Gas, Diesel	Redevelopment of industrial office into 58 units of affordable housing.

COC=contaminant of concern EC=environmental concern Gas=gasoline HazSub=hazardous substances HO=heavy oil PAHs = polycyclic aromatic hydrocarbons RBM = regulated building materials UST = underground storage tank

The priority sites are suspected of being contaminated with toxic substances that threaten the health of residents and natural resources (Table 2). HASCO prioritized these sites because of their suitability for housing within established TODs and potential to provide additional space for needed community services, including child care. HASCO currently owns priority site #2 and conducted a Phase I ESA in 2015. HASCO has initiated discussions to acquire priority sites #1, 4, and 5 and will obtain Property Access Agreements before conducting eligible activities. Priority site #3 is an acquisition priority.

**1c. Identifying Additional Sites**

Once the priority sites in the TAs have been addressed, HASCO will use the following process to identify additional sites: (1) Review Ecology’s and EPA’s listed sites with a focus on cleanup sites within the TA and (2) use HASCO staff, community partner knowledge of potential brownfield development sites, input from the Brownfields Advisory Committee (BAC), and a community-facing site nomination web page. HASCO will prioritize and select additional sites using one or more of the following criteria: (1) zoned for residential use with capacity for at least 50 new affordable housing units, (2) located within a half-mile of a high-capacity transit stop, (3) a portion of the site may provide for community uses such as child care, (4) located in a Qualified Census Tract.<sup>4</sup> for accessing Low Income Housing Tax Credits (LIHTCs). Any proposed assessment activities at the site must fit within the remaining available budget.

**1d. Reuse Strategy and Alignment with Revitalization Plans**

The revitalization plans discussed in Table 3 demonstrate the widespread commitment from the County and regional transit providers to develop affordable housing in the TA along the Link light rail corridor.

Table 3. Plans, Studies, and Strategies for Revitalization and Reuse

Entity/Plan	Land Use Plans and Studies	Strategy
HASCO	<a href="#">Five Year PHA Plan</a>	HASCO’s CY 2025-2029 includes objectives that align with the reuse of the priority sites: (1) Use HASCO resources to increase affordable housing stock, (2) Collaborate with partners to increase affordable housing stock, (3) Advocate for expansion of funding for affordable housing construction.
Snohomish County	<a href="#">Housing Element of the Snohomish County Comprehensive Plan, 2024</a>	Snohomish County’s Housing Element has several goals that support revitalization of the priority sites: Goal HO 1 states “Ensure that all county residents have the opportunity to obtain safe, healthy, and affordable housing.” It includes policies (HO 1.C.1 and HO 1.C.2) that promote cooperation with public, private, and non-profit housing providers to build new housing units for LMI households including in areas along transit corridors (i.e. the TA). HO 1.C.4 states “the county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of extremely low-, very low-, low-, and moderate-income housing.”
City of Everett	<a href="#">Housing Element of the Updated Everett Comprehensive Plan, 2025</a>	Everett’s Comprehensive Plan strategy is to develop dense housing along transit corridors and states goals such as (1) ensuring that development regulations accommodate the development of 38,558 diverse housing units by 2044 (HO-1), (2) supporting making available 19,700 units affordable for very low-income HHs (earning 30% or less of AMI) (HO-2) and includes policies that (1) support mixed-income housing located in transit-served areas (HO-5) and that prioritize access by walking and rolling (HO-7), (2) offer incentives to developers to build or include affordable housing, (3) modify zoning in areas with high displacement risk (HO-21), and (3) reduce housing production costs (HO-24), (4) prevent displacement of communities due to economic factors (HO-50), among others.
City of Lynnwood	<a href="#">Lynnwood Housing Action Plan, 2021</a>	Lynnwood aims to produce at least 393 units of mixed housing per year (Goal 1). Goals include fighting displacement (Goal 2), allowing low- and middle-income Lynnwood residents to remain in the community even as it grows following the completion of the Link Light Rail Station (Goals 2, 3, and 4), preserving affordable housing (Goal 2), identify anti-displacement measures to keep lower-income community members in the area (Goals 2 and 4). Strategies include promoting housing along transportation corridors (Strategy 1), reducing child care costs (Suggestion 4), and encouraging workforce development (Suggestion 4).
Sound Transit	<a href="#">Sound Transit Development Plan, 2024</a> <a href="#">Sound Transit Transit-Oriented Development</a>	Sound Transit plans to increase bus service between Lynnwood and Bellevue and connect Transit-Oriented Development program partners with local housing developers to build affordable housing that centers around transit use. Sound Transit has budgeted \$20m for affordable housing per year between 2024 and 2029.
Snohomish County	<a href="#">Workforce Development Strategic Action Plan (2021)</a>	The 2021 (pandemic-era) strategic plan identified lack of affordable housing (Action B4) and lack of services such as child care and affordable public transportation as barriers to economic and workforce development in the county.

<sup>4</sup> Qualified Census Tracts (QCTs) have 50% of households with incomes below 60% of the area median gross income or have a poverty rate of 25% or more and qualify for federal housing assistance. 16 of the 25 census tracts in the TA are QCTs. These QCTs hold 68% of the TA’s population.

## 1e. Outcomes and Benefits of Reuse Strategy

Reuse of the priority sites presents an opportunity for HASCO to construct up to 1,428 safe, stable, affordable housing units in the TA. This grant will directly support development of new homes affordable to LMI HHs. The County has an identified need for 47,485 LMI-affordable housing units over the next 40 years.<sup>5</sup> The units that could be built on the priority sites represent a quarter (24%) of the LMI housing need over the next 5 years. These projects will also include commercial space that may be used for child care to address the county's child care shortage (discussed in Section 1a) as well as space for community-based nonprofit organizations.

The priority sites lie within the TA, a high-capacity transit corridor targeted for equitable redevelopment. Grant funding will enable HASCO to acquire four additional priority properties—beyond the one it already owns—before they are purchased by private, market rate developers. Early acquisition is critical to prevent escalating land prices, displacement of existing residents, and the loss of opportunities to create affordable housing near transit. By securing these brownfield sites in advance of speculative investment, HASCO can preserve affordability and advance community driven redevelopment goals within the TA.

The outcomes and benefits of HASCO's use of the grant funding for potential housing opportunities include:

**Increased economic vitality and community investment:** Once completed, the housing would provide residents with stable and affordable housing, which will allow residents to continue to live and work in the area, relieving a threat of displacement (see Section 2d) that was identified as a major concern for longtime residents. Stable employment and expenses mean more money will be reinvested into the economy, and HASCO's mixed-use development will allow local small businesses to move in, which will strengthen the tax base, provide local job opportunities, and address the need for services such as child care.

**Expanded community spaces:** HASCO's mixed-use developments will incorporate parks and open space into the final design plans. Parks encourage physical activity, reduce stress, improve mental health and lower healthcare costs.<sup>6</sup> HASCO's projects will also incorporate places to gather, including community rooms for events and playgrounds for children—amenities particularly important in the TA where there are lower incomes and a greater number of low-income HHs with children under 5 (shown in Section 2b and Table 4).

**Keep transit costs affordable for LMI HHs:** Community Transit forecasts that transit use will be nearly doubled by 2030, from around 9 million to 15.1 million riders. The agency will meet this demand by focusing on the corridor around the light rail development where HASCO's priority sites lie. HASCO's plan to build housing in transit-served areas will reduce the cost burden of commuting, especially for LMI residents, and help residents stay connected to jobs in the community and nearby transit-linked areas.

**Sustainable building design:** HASCO affordable housing projects follow the Evergreen Sustainable Design Standards (ESDS), a building performance standard for affordable housing projects funded through the Washington State Housing Trust Fund program. ESDS criteria promote sustainable living, preserve the environment, and increase energy and water efficiency.<sup>7</sup> By reusing properties already close to transit corridors, HASCO's priority sites will have lower carbon footprints compared to properties that rely on single-occupancy vehicle trips.

**Increased resilience to extreme weather events:** The late-2025 extreme flooding in western Washington (described in Section 2d) underscores the need for development in the TA, which is outside of flood risk areas and will demonstrably improve local resilience to extreme weather events. The redevelopment of priority sites will have buildings with cooling in common areas to provide a refuge from extreme heat events. HASCO will provide air conditioning for new construction projects either through heat pumps or portable air conditioners.

## 1f. Resources Needed for Site Reuse

Affordable housing projects are typically more complex to develop than market-rate developments due to the need to balance below-market rents with factors such as the rising cost of land, materials, and labor. In 2025, national labor costs increased by 67% and construction materials increased by 51%.<sup>8</sup> Annual housing construction cost increases of more than 2% put pressure on agencies like HASCO to quickly acquire property to provide housing at the lowest possible cost. The priority sites in the TA are opportunities for HASCO to acquire land that may be less attractive to private market rate developers due to uncertainty and the cost of assessment and cleanup.

EPA Brownfields CWA grant funds provide a necessary funding source for HASCO to identify and evaluate environmental risk on the priority sites and other potential brownfield sites in the TA. The grant will support obtaining additional funds for redeveloping priority sites. For example, the U.S. Department of Housing and Urban Development (HUD) LIHTC program, administered by the Washington State Housing Finance Commission (HFC), awards an additional 3 points to applications located on a brownfield site (with the site's Phase II environmental site assessment and a remediation plan for the environmental issues).

<sup>5</sup> Snohomish County. *Snohomish County 2024 Comprehensive Plan Update, Housing Needs Analysis*. Accessed January 2, 2026. [Link](#).

<sup>6</sup> Urban Institute. 2022. *The Health Benefits of Parks and their Economic Impacts: A Review of the Literature*. February. [Link](#).

<sup>7</sup> Washington State Department of Commerce. "Evergreen Sustainable Development Standard." Accessed January 13, 2026. [Link](#).

<sup>8</sup> U.S. Bureau of Labor Statistics. 2025. *Employment Cost Index—September 2025*. USDL-25-1556. December 10. [Link](#).

For **supplemental assessment and planning funds**, HASCO will seek assistance from Ecology using the *Integrated Planning Grants* program or its *Affordable Housing Cleanup Grant Program (AHCGP)*, which provides funding for assessment. For **cleanup funds**, HASCO will seek *EPA Brownfields Cleanup Grants*, *Ecology AHCGP funds*, *Ecology Remedial Action Grants* and grants or loans from the *Washington Department of Commerce (Commerce) Brownfield Revolving Loan Fund*. For **redevelopment**, sources that might be leveraged include *LIHTC*, *HUD Community Development Block Grants (CDBG)*, *HUD HOME funds*, *Washington State Housing Trust Fund* loan, *Amazon Affordable Housing Fund*, and other local and state sources.

### 1g. Use of Existing Infrastructure

The TA is an urban area currently served by public roads, water, and sewers with power provided by the local utility district. It is understood that this infrastructure is sufficient to support the planned redevelopment of the priority sites. However, at some of the priority sites, infrastructure may be assessed to determine its suitability to support the level of planned development. Grant planning funds may be used to assess infrastructure gaps and develop a funding strategy to address such a cost. In past projects, HASCO addressed the need to upgrade aging water, sewer, and electrical infrastructure through successful awards of CDBGs from the County to supplement a legislative direct appropriation. This grant will help provide the needed information to make a similar request.

Sound Transit encourages TOD in the TA (Table 3). The Sound Transit Lynnwood City Center Station began operations in 2024 connecting to points south and reducing commute times to urban and industrial employment centers to the north and south. Six more Sound Transit light rail stations are planned in the TA, from Lynnwood in the southern part of the county to downtown Everett. The cost of getting light rail to downtown Everett from Lynnwood is a significant public investment that may reach as much as \$7.7 billion.<sup>9</sup> Community Transit has invested in bus rapid transit stops in the TA. A key criterion for HASCO projects is proximity to this transportation infrastructure. All the priority sites are within walking distance of at least one of these stops.

## 2. Community Need and Community Engagement

### 2.a. The Community's Need for Funding

The County's 2025–2026 budget shows a \$23.6 million deficit for the biennium due to lower-than-expected sales tax revenues and rising expenditures leaving little to support new housing.<sup>10</sup> Section 1f describes the lack of grant programs for environmental assessment and planning activities. No other sources fund the volume of assessments that an EPA CWA grant program affords. This grant will help build new transit-served housing units on brownfields that may otherwise be acquired for market-rate development, increasing the risk for displacement (see Section 2d).

Locally the County has been working to align limited available sources of funds with outside funds to increase leverage; however, outside factors continue to increase the cost to develop housing. While HASCO works to create new affordable housing units, the agency must continue preservation of its existing portfolio of housing. Many state and local sources of funds do not target the preservation of existing affordable housing, requiring HASCO to use its scarce resources for renovation rather than supporting new development projects.

Table 4 shows that communities in the TA are disadvantaged. 11.0% of TA HHs are under the poverty level (a higher rate than in the County or the state). 13.5% of HHs in the TA are enrolled in the Supplemental Nutrition Assistance Program at a higher rate than in the county, state, or nation. The median TA HH income is 23%, which is below the county median income and below the state median income. The TA's educational attainment also lags behind the county and state. The TA population is working, impoverished, and underserved in a county and state that are otherwise well-paid, well-educated, and low in poverty.

**Table 4. Target Area Community Characteristics**

Factor	Target Area	Snohomish County	Washington	U.S.
2023 population. <sup>11</sup>	217,436	834,648	7,740,984	332,387,540
Population change 2018-23. <sup>12</sup>	4,021	48,028	446,648	9,484,510
(5 yr percent change)	1.9%	6.1%	6.1%	2.9%
Females of childbearing age (15-44) <sup>11</sup>	42.9%	40.3%	40.3%	38.9%
Hispanic or Latino population. <sup>13</sup>	15.6%	11.8%	14.1%	19.0%
Non-White population <sup>11</sup>	32.9%	23.5%	21.5%	26.6%
Median household income. <sup>14</sup>	\$87,931	\$107,982	\$94,952	\$78,538
Percent below poverty level. <sup>15</sup>	11.0%	7.9%	9.9%	12.4%
Poverty rate in households with children under 5 <sup>15</sup>	13.8%	9.5%	12.9%	17.6%

<sup>9</sup> Everett Post. 2025. *Regional leaders push for light rail expansion completion*. [Link](#)

<sup>10</sup> Lotmore, Mario. 2025. "Snohomish County Facing \$23.6 Million Biennium Budget Deficit." August 13. Lynnwood Times. [Link to article](#).

<sup>11</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). Age and Sex. American Community Survey, 5-Year Estimates Subject Tables, Table S0101. [Link](#)

<sup>12</sup> U.S. Census Bureau. (n.d.). SEX BY AGE. American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B01001. [Link](#)

<sup>13</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). ACS Demographic and Housing 5-Year Estimates Data Profiles, Table DP05. [Link](#)

<sup>14</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). Selected Economic Characteristics. ACS 5-Year Estimates Data Profiles, Table DP03. [Link](#)

<sup>15</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). Poverty Status in the Past 12 Months. ACS 5-Year Estimates, Table S1701. [Link](#)

**Table 4. Target Area Community Characteristics**

Factor	Target Area	Snohomish County	Washington	U.S.
Households with FS/SNAP. <sup>16</sup>	<b>13.5%</b>	9.1%	11.4%	12.2%
Unemployment rate <sup>14</sup>	4.9%	4.4%	5.0%	5.2%
Less than high school graduate. <sup>17</sup>	<b>9.7%</b>	7.6%	8.3%	10.7%
Bachelor's degree or higher	<b>31.2%</b>	34.6%	36.0%	32.4%

**Bold/Shaded** indicates factors that are underperforming the comparable U.S. metric. **Bold** indicates factors that are underperforming the comparable state metric.

**2.b. Health or Welfare of Sensitive Populations and 2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

TA sensitive populations include **children under 5 years old, women of childbearing age, and HHs experiencing poverty**. Table 4 shows that 13.8% of HHs with children under 5 experience poverty (which is higher than the county and the state) and 42.9% of the TA’s female population is of childbearing age (which is higher than the county, state, and nation). These TA sensitive populations are also at a greater risk of exposure to environmental risks compared to US averages for four environmental risk factors and to the state percentiles for two factors (Table 5). The Washington State Department of Health rates county levels of adult hospitalizations for asthma as the 4th highest among the state’s 39 counties (at 2.71 hospitalizations per 10,000 people),<sup>18</sup> indicating a strong likelihood that the residents of the TA—with high exposures to particulate matter and other pollutants—would be at risk for asthma hospitalizations. A cause of this higher incidence may be the older housing stock. New construction, with safe, durable construction materials on cleaned-up priority sites, will help decrease this environmental risk factor. Overall, the reuse of the priority sites will have multiple positive effects on these sensitive populations.

**Table 5. Environmental Risk Factors**

Environmental Risks	Target Area (%ile in WA)	Target Area (%ile in USA)
Particulate Matter 2.5	69	<b>85</b>
Diesel Particulate Matter	73	<b>88</b>
Hazardous Waste Proximity	74	<b>75</b>
USTs	<b>82</b>	<b>90</b>
Wastewater Discharge	<b>75</b>	30

**Bold/Shaded** indicates factors ≥ 75th %tile.

Notes: UST = underground storage tank. WA = Washington.

Sources: Particulate Matter 2.5: EPA Office of Air and Radiation, Diesel Particulate Matter: EPA Hazardous Air Pollutants, Hazardous Waste Proximity: EPA RCRA Info Database, Underground Storage Tanks: EPA UST Finder, Wastewater Discharge: Safe Drinking Water Information System and Safe Drinking Water Act Public Water System Supervision Programs Enforcement Response

**2.d. Economically Impoverished/Disproportionately Impacted Populations**

The data in Table 4 show the high rates of poverty for people living in the TA. Table 5 shows that TA residents disproportionately bear the environmental risks of living near an industrial and commercial corridor. HHs in the TA should benefit from public reinvestment in the transit corridor rather than be displaced. Economic impoverishment is characterized by high displacement risk and is exacerbated by a lack of available child care. A trickle-down effect of these burdens is lack of affordable housing options for relocation if displaced, underscoring the need for affordable, transit-oriented development on brownfields in the TA.

A further stress with limited child care options is felt by the single-parent HHs in the TA. Approximately 5.0%, or 4,429 HHs in the TA, are single-parent HHs.<sup>19</sup> Studies have shown that the lack of child care in an area can prevent eligible workers from getting jobs, thus slowing down economic development and becoming a disincentive to attracting qualified workers. Data for the state show that a combined 27% of workers with children had to leave jobs or were terminated due to lack of child care, 47% of workers in the state named lack of child care as a barrier to employment, and Commerce reported to the Legislature that the state’s “economy will not recover without child care.”<sup>20,21</sup> An estimated 80% of County residents live in an extreme child care desert, and there are only 62 slots of child care for every 100 infants, toddlers, or preschoolers whose parents work, far below the state average of 79 slots per 100 children.<sup>22</sup> Underscoring this is that, of all available child care slots in the county, only 1.8% are available (called the vacancy rate) in contrast to a statewide vacancy rate of 3.5%.<sup>23</sup> In response to this, the Snohomish County Council unanimously approved an ordinance to increase access to child care by reducing regulatory barriers for providers in March 2025.<sup>24</sup>

<sup>16</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). Receipt of Food Stamps/SNAP in the Past 12 Months by Poverty Status in the Past 12 Months for Households. ACS 5-Year Estimates Detailed Tables, Table B22003. [Link](#)

<sup>17</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). Educational Attainment. ACS 5-Year Estimates, Table S1501. [Link](#)

<sup>18</sup> Washington Tracking Network, Washington Department of Health. Web. "Asthma hospitalizations." Data was obtained from the Department of Health Center for Health Statistics, Community Health Assessment Tool (CHAT). Published March 2023. [Link](#)

<sup>19</sup> U.S. Census Bureau, U.S. Department of Commerce. (n.d.). ACS Demographic and Housing Estimates. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP02. Retrieved January 13, 2026, from [https://data.census.gov/table/ACSDP5Y2023\\_DP02](https://data.census.gov/table/ACSDP5Y2023_DP02).

<sup>20</sup> Institute for Public Policy and Economic Analysis. 2019. Childcare in Washington State: Analyzing the Costs Facing Businesses Due to Workforce Turnover and Missed Time Associated with Inadequate Childcare Options. August. Accessed January 22, 2026. [Link to study](#).

<sup>21</sup> Washington State Department of Commerce. 2020. Washington State Child Care Industry Assessment. Report to the Legislature. Accessed January 22, 2026. .

<sup>22</sup> YMCA of Snohomish County. 2024. *Senator Murray Visits the Everett Y to Discuss Child Care in Snohomish County*. [Link](#)

<sup>23</sup> Washington State Department of Children, Youth & Families. Licensed Child Care County Data Reports. 2025. [Link](#)

<sup>24</sup> Snohomish County Tribune. 2025. *Council eases laws on day cares in rural areas of Snohomish County*. [Link to article](#).

Another measure of poverty is displacement, the involuntary relocation of an HH from a current residence. Displacement can have a life-changing negative effect on impacted HHs and disrupt community networks and social fabrics. In 2021, the Puget Sound Regional Council assessed displacement risks and potential opportunities for residents across Snohomish County.<sup>25</sup> Table 6 shows that the TA population is at a much higher risk of housing displacement than those in other areas of the county. HH cost burden is one of the factors driving this risk. Table 6 shows that a combined 97% of the HHs are at high or moderate risk for being cost-burdened compared to 26% for the remainder of the county. This is due to the combination of the high cost of housing in the county, lack of affordable housing, and competition for all housing in the area.

**Table 6. Displacement Risk Exposure: TA Compared to County**

Area	Highest Risk	Moderate Risk	Lower Risk
<b>Overall Displacement Risk</b>			
Target Area	72%	35%	5%
Remainder of Snohomish County	28%	65%	95%
<b>Cost Burden Factor</b>			
Target Area	33%	64%	3%
Remainder of Snohomish County	7%	19%	74%

Notes: Shading indicates greater risk in TA. Contributing factors to displacement include cost burden, educational attainment, access to services and transportation, economic health, and housing tenure. Data source: [Puget Sound Regional Council Displacement Risk Mapping](#).

A Snohomish County housing study showed that, for HHs making below 50 percent of the AMI, only 17% of available housing units are affordable. Approximately 50.1% of renter HHs and 29% of mortgage-holding HHs are cost-burdened—spending 30% or more of gross income on housing costs. Small families and older adults living alone experience higher rates of cost burden, and renter HHs experience the highest levels of cost burden.<sup>26</sup> The County’s housing needs assessment projects that 167,443 net new housing units will be needed by 2044 to keep pace with population growth. Everett is the area with the highest percentage of housing units needed, at 23%.<sup>2</sup>

Displacement can also arise from natural disasters. The December 2025 floods in the county were devastating reminders of the costs of flooding to lives and livelihoods. Governor Ferguson requested \$21.3 million in federal flood assistance and early estimates put the damage at 4,000 affected homes.<sup>27</sup> Snohomish County was one of the areas hard hit by the disaster. Approximately 56 square miles of the county were underwater; 800 residents were told to evacuate; and 52 roads were closed. County Public Works staff estimated \$3.65 million in roads and infrastructure damage one month after the disaster.<sup>28</sup> New housing and community development spaces in well-served high-capacity transit areas that are not in flood risk areas will serve the vulnerable populations in every part of Snohomish County, including the TA.

**2.e. Project Involvement and 2.f. Project Roles**

HASCO will make the final decision on all activities related to the priority sites and additional sites where eligible activities will be conducted. To inform these decisions, HASCO will use a Brownfield Advisory Committee (BAC) comprising local organizations with an interest in brownfield redevelopment. BAC members will function as project ambassadors to assist with outreach to property owners and the general community. BAC members will also help to amplify requests for community input for site identification and grant milestones, help distribute educational materials, and connect projects to additional funding sources. The BAC will convene on a quarterly basis, or 16 times. HASCO will engage the partners listed in Table 7 for participation on the BAC. Additional partners will be recruited during the project as needed.

**Table 7. Community Partners**

Organization	Contact Name & Info	Organization Purpose & Project Role
City of Lynnwood	Karl Almgen, Planning Manager 425-670-5041   <a href="mailto:Kalmgren@lynnwoodwa.gov">Kalmgren@lynnwoodwa.gov</a>	<b>Purpose:</b> Provide input on site nomination, community engagement strategy, and direction on planning efforts to advance projects and reuse. <b>Role:</b> Provide insight into priorities for the City of Lynnwood and funding opportunities to advance projects.
City of Everett	Frank Hong, Special Projects Manager for Housing 425-257-7164   <a href="mailto:fhong@everettwa.gov">fhong@everettwa.gov</a>	
Snohomish County	Robei Broadous, Housing and Community Services Supervisor   425-388-7454 <a href="mailto:Robei.Broadous@snoco.org">Robei.Broadous@snoco.org</a>	
HASCO	Luke Distelhorst   Board Commissioner [REDACTED]	<b>Purpose:</b> To represent the HASCO board members and provide additional insights into community needs. <b>Role:</b> Provide insight into priorities for HASCO and funding opportunities to advance projects.
Washington State Dept. of Ecology	Hayden Agnew-Wieland, Environmental Specialist 360-338-2718   <a href="mailto:haqn461@ecy.wa.gov">haqn461@ecy.wa.gov</a>	<b>Purpose:</b> Protect human health and the environment. <b>Role:</b> Provide technical environmental expertise and State cleanup funding support related to priority sites.
Housing Hope	Rachel Downes, Chief Strategic Officer 425-347-6556   <a href="mailto:racheldownes@housinghope.org">racheldownes@housinghope.org</a>	<b>Purpose:</b> Promote and provide affordable housing and tailored services to reduce homelessness and poverty for residents. <b>Role:</b> Provide insight on priorities for Snohomish County and perspective on housing development and community engagement.

<sup>25</sup> Puget Sound Regional Council. 2021. “Displacement Risk Mapping.” Accessed December 16, 2025. <https://www.psrc.org/our-work/displacement-risk-mapping>  
<sup>26</sup> Snohomish County. 2023. *2023 Housing Characteristics and Needs Report*.  
<sup>27</sup> KOMONews. 2026. “WA Governor Requests Federal Major Disaster Declaration, \$21.3M in FEMA Help after Floods. [Link to article](#).  
<sup>28</sup> Aronson, Eliza. 2026. “A Month After Flood, Residents Try to Return to Normal.” Herald.Net. Accessed January 22, 2026. [Link to article](#).

Table 7. Community Partners

Organization	Contact Name & Info	Organization Purpose & Project Role
Snohomish County Transportation Coalition & Stations Unidos	Brock Howell, Executive Director 425-780-6052   <a href="mailto:brock@gosnotrac.org">brock@gosnotrac.org</a> <a href="mailto:brock@stationsunidos.org">brock@stationsunidos.org</a> * Brock splits his time between these two nonprofits	<b>Purpose:</b> Advocate for improvement in transportation service and solutions—especially for those with specialized transportation needs and the local Hispanic population —through community engagement, coordination of resources, and strategic partnerships. This work also includes advocating for Transit Oriented Development. <b>Role:</b> Provide insight on priorities for Snohomish County and perspective on community engagement.
Habitat for Humanity	Maria Lau Hui, Director of Housing 425-659-1405   <a href="mailto:mhui@habitatsnohomish.org">mhui@habitatsnohomish.org</a>	<b>Purpose:</b> Provide low-cost, high-quality homes to LMI HHs. <b>Role:</b> Provide insight on priorities for Snohomish County and perspective on housing development and community engagement.

**2.g. Incorporating Community Input**

HASCO will prepare a community involvement plan (CIP) and lead community engagement. HASCO’s CIP will include the following methods and strategies: (1) use of public notice boards and comment cards at libraries, senior and community centers, churches and transit stations; (2) mailed postcards; (3) fact sheets, neighborhood meetings, articles in local newspapers, e-newsletters, social media, and word of mouth spread by community leaders and organizations, including the community partners listed in Table 7. Project updates and information will be posted quarterly on a project-specific page at the County’s website. The website will also collect public input. Input may include nomination of additional sites for consideration from an online brownfield inventory database, which will be updated quarterly as well. The interface will include a feature that allows anyone to nominate a site for consideration and a printed nomination form will be developed as well.

HASCO will hold 4 community open houses, 24 property owner engagement meetings, and 16 BAC meetings. HASCO will update and share materials with its commission. Community meetings will be held as hybrid online and in-person meetings. The in-person locations will be accessible to public transit and will be held at ADA-compliant facilities in the TA. Translation services for non-English speaking and hearing-impaired participants will be used as needed to provide equal access to project information. HASCO will engage its community partners to assist with distributing project-related information on their websites, social media pages, newsletters, and other channels.

All public materials will include a statement that citizens may request alternative formats or special accommodations. Outreach materials will be developed in English and Spanish to support broad engagement of the community. HASCO will also use proven engagement strategies, including walking tours, bus tours, and pop-up stands at parks, libraries and festivals.

**3. Task Descriptions, Cost Estimates, and Measuring Progress**

**3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead, and 3.d. Outputs**

Sections 3.a., 3.b., 3.c., and 3.d. are captured in Table 8. HASCO has set aside a travel budget using EPA grant funds for representatives to travel to national and state brownfields conferences. *All other task activities to be completed by HASCO staff will be covered through internal funding and not the EPA grant.*

Table 8. Tasks, Activities, and Outputs

<b>Task 1 – Project Management</b>
<b>Project Implementation.</b> Competitively procure (pursuant to 2 CFR 200) a Qualified Environmental Professional (QEP) and other applicable contractors. Up to 48 monthly coordination meetings with QEP. All required reporting and updates via EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES), annual Federal Financial Reports (FFR). 1 HASCO representative will attend 2 national brownfields conferences and 2 state/regional conferences.
<b>Schedule.</b> October 1, 2026–September 30, 2030 (end of grant period).
<b>Lead.</b> HASCO with support from QEP.
<b>Outputs.</b> Procure QEP, 15 quarterly progress reports (QRs), 1 final report, 16 ACRES updates, 3 FFRs, up to 48 monthly coordination meetings, 2 national conferences and 2 regional conferences attended with 1 staff participating in each.
<b>Task 2 – Community Engagement and Site Selection</b>
<b>Project Implementation.</b> Prepare community involvement plan (CIP). Prepare informational materials about priority and other sites and update as new milestones are reached. Host a project web page with updates, informational materials, meeting dates/minutes, maintain site inventory, and a comments/question section that will be responded to as appropriate. Prepare web-based site nomination form and translate as necessary. Convene the BAC to meet quarterly to guide grant activities, help disseminate outreach materials, serve as project ambassadors to the community, and provide input on key milestones and site prioritization. Hold 4 community open houses at accessible hours with a virtual option for maximum participation. Conduct outreach to residents, businesses, community leaders, community groups near priority sites via phone, social media, email, handouts, and mail periodically throughout the grant period. Hold 24 property owner engagement meetings. Tabulate public input, review and incorporate into decision-making, and publish on project website. Update existing site inventory quarterly.
<b>Schedule.</b> Set up October 1, 2026–March 31, 2027, then ongoing until September 30, 2030 (end of grant period).
<b>Lead.</b> QEP with administrative support from the Project Director and Project Manager and technical assistance from Public Engagement Manager.
<b>Outputs.</b> 1 CIP; site nomination form, 3 fact sheets and other informational materials about priority and other sites (digital and print, translated as needed). Project webpage; brownfield inventory and tracker; online brownfield site nomination; 16 BAC meetings; 4 community open houses, outreach materials and notes; 24 property owner meetings; 16 commission updates and related materials. 16 website and inventory updates.

<b>Task 3 – Environmental Site Assessments (ESAs)</b>
<b>Project Implementation.</b> QEP to prepare QAPP, site eligibility forms and access agreements for private property. QEP to complete 15 Phase I ESAs consistent with All Appropriate Inquiries Final Rule and latest ASTM standards, and 4 Phase II ESAs consistent with all federal, state, and local standards, prioritized based on Phase I ESAs and public input. 4 hazardous building material (HBM) assessments. QEP to prepare asbestos/hazardous materials assessments for buildings on sites, and SSSAP and HASP for each Phase II ESA. QAPP and site-specific plans will be reviewed and approved by EPA prior to sampling, as will Historic Preservation Act Section 106 consultations.
<b>Schedule.</b> Prepare QAPP October 2026–March 2027. Phase I ESAs completed April 2027–August 2030, with Phase II ESAs scheduled as Phase I ESAs are completed, with public input incorporated into prioritization process.
<b>Lead.</b> QEP with administrative support from HASCO Project Director and Manager and technical support from EPA/Ecology.
<b>Outputs.</b> QAPP, 15 Phase I ESAs, 4 Phase II ESAs with SAP, HASP, and Section 106 consultations as needed, and 4 HBM surveys.
<b>Task 4 – Cleanup and Reuse Planning</b>
<b>Project Implementation.</b> QEP to prepare analysis of Brownfield Cleanup Alternatives (ABCA) and cleanup plans for 2 sites. ABCAs will comply with EPA guidance and evaluate green remediation options. 2 cleanup plans will evaluate cleanup alternatives and costs, determine remediation/reuse planning to reduce health/environmental risks, and position site for preferred remedy identified in ABCA. QEP to coordinate review of cleanup plans and risk-based cleanup options with Ecology. Solicit public comment at community open houses and tabulate, review, and incorporate into decision-making process. Prepare 2 reuse plans for key sites, with market assessment, physical site plan, and implementation strategy for funding/risk management.
<b>Schedule.</b> October 1, 2026–September 1, 2030.
<b>Lead.</b> QEP with administrative support from HASCO Project Director and Manager and technical support from EPA/Ecology. Where applicable, EPA to review to ensure technical and QA/QC consistency.
<b>Outputs.</b> 2 ABCAs, 2 cleanup plans, 2 Site reuse plans.
<b>Notes</b> ACRES=Assessment, Cleanup & Redevelopment Exchange HASP=Health & Safety Plan QEP=Qualified Environmental Professional DBE=Disadvantaged Business Enterprise QAPP=Quality Assurance Project Plan SSSAP=Site Specific Sampling & Analysis Plans QR=Quarterly Progress Report FFR=Annual Federal Financial Report

**3.e. Cost Estimates**

**Table 9. Project Task Cost Estimates by Category**

Budget Categories	Project Tasks				Total
	1. Project Management	2. Community Involvement & Site Prioritization	3. Environmental Site Assessments (ESAs)	4. Cleanup & Reuse Planning	
Personnel	—	—	—	—	—
Fringe Benefits	—	—	—	—	—
Travel	\$4,850	—	—	—	\$4,850
Equipment	—	—	—	—	—
Supplies	—	\$1,550	—	—	\$1,550
Contractual	\$33,820	\$48,440	\$240,540	\$170,000	\$492,800
Other	—	\$800	—	—	\$800
<b>Total Direct Costs</b>	<b>\$38,670</b>	<b>\$50,790</b>	<b>\$240,540</b>	<b>\$170,000</b>	<b>\$500,000</b>
<b>Total Indirect Costs</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Total Budget</b>	<b>\$38,670</b>	<b>\$50,790</b>	<b>\$240,540</b>	<b>\$170,000</b>	<b>\$500,000</b>

**Table 10. Project Task Cost Estimate Details**

Task	Cost Basis and Assumptions (Average Rate of \$190 per hour for QEP)
1. Project Management	<u>Travel Costs: \$4,850.</u> Travel for 1 HASCO representative to 2 national brownfields training conferences: \$3,350 (1,675 × 1 attendee × 2 conferences). Travel for 1 HASCO representatives to 2 regional/state brownfields conferences: \$1,500 (750 × 1 attendee × 2 conferences) <u>Contractual Costs: \$33,820.</u> 48 monthly HASCO coordination meetings, including preparation and follow up: \$11,780 (62 hrs × \$190/hr); 15 QRs: \$5,700 (15 reports × 2 hrs × \$190/hr); 3 FFR: \$2,280 (3 reports × 4 hrs × \$190/hr); 1 final summary report: \$1,900 (10 hrs × \$190/hr); 16 quarterly ACRES updates: \$3,040 (16 updates × 1 hr × \$190/hr); 48 monthly progress reports: \$9,120 (48 hrs × \$190/hr)
2. Community Outreach	<u>Supplies: \$1,550.</u> Supplies for 4 community open houses that include costs for advertising, printing, and light refreshments: \$1,550 (4 meetings × \$387.50/meeting). <u>Contractual Costs: \$48,440.</u> Prepare 3 project fact sheets for print and project website: \$5,700 (30 hrs × \$190/hr); Prepare CIP \$5,700 (30 hrs × \$190/hr); community engagement, including planning and facilitation of 4 community open houses: \$9,120 (48 hrs × \$190/hr); inventory update for reporting \$7,600 (40 hrs × \$190/hr); 16 quarterly BAC meetings for site prioritization \$6,080 (32 hrs × \$190/hr); property owner engagement, including meetings with 24 property owners \$4,560 (24 hrs × \$190/hr); foreign language translation and interpretation \$3,600 (30 hrs × \$120/hr); website setup and quarterly updates \$6,080 (32 hrs × 190/hr) <u>Other Costs: \$800.</u> Meeting space for 4 community open houses: \$800 (4 meetings × \$200/meeting)
3. Environmental Site Assessments	<u>Contractual Costs: \$240,540.</u> Prepare programmatic QAPP: \$8,550 (45 hrs × \$190/hr); prepare 15 Phase I ESAs: \$60,000 (15 × \$4,000). Prepare 4 Phase II ESAs: \$140,000 (4 × \$35,000); 4 HBM surveys: \$24,000 (4 × \$6,000); complete federal cross-cutting reviews (HASP, SAP and Section 106 consultations): \$7,990 (40 hrs × \$190/hr)
4. Cleanup and Reuse Planning	<u>Contractual Costs: \$170,000.</u> Prepare 2 ABCA reports: \$40,000 (average of \$20,000/study); Prepare 2 cleanup plans: \$70,000 (average of \$35,000/study); Prepare 2 site reuse plans: \$60,000 (average of \$30,000/study)

**Notes** ABCA=Analysis of Brownfield Cleanup Alternatives BAC=Brownfield Advisory Committee ACRES=Assessment, Cleanup & Redevelopment Exchange CIP=Community Involvement Plan ESA=Environmental Site Assessment FFR=Annual Federal Financial Report HASCO = Housing Authority of Snohomish County HASP=Health & Safety Plan HBM=Hazardous Building Materials hr=Hour QAPP=Quality Assurance Project Plan QEP=Qualified Environmental Professional QR=Quarterly Progress Report SAP=Sampling & Analysis Plan

### 3.f. Plan to Measure and Evaluate Environmental Progress and Results

HASCO will prepare a project work plan with a detailed schedule of milestones, such as contracting a QEP, establishing a BAC, holding community open houses and educational meetings with social and professional organizations, providing inventory updates, and site prioritization. HASCO will measure project results on a quarterly basis, in coordination with EPA progress reports. Measurable outcomes include numbers of regulatory closures achieved; property transactions facilitated; properties readied for reuse; residential units permitted; child care facilities opened; and amount of funding and private investment leveraged. Should HASCO fall behind, it will work with the BAC and the QEP to prioritize remaining funds. Results will be reported in ACRES and the closeout report. Post-grant, HASCO will continue to update its brownfield inventory and post progress reports on its website for one year after the project closes.

## 4. Programmatic Capability and Past Performance

### 4.a. Organizational Capacity, 4.b. Organizational Structure, and 4.c. Description of Key Staff

HASCO's core programmatic capabilities include community engagement, planning, and successfully managing grants and loans. This grant is well within the capacity of HASCO's organizational structure and will be a priority for HASCO. HASCO will be accountable to EPA for management of the grant in compliance with grant terms and conditions. HASCO will oversee the QEP who will implement technical activities. **Victor Caesar**, the **Director of Development**, will be the Project Director responsible for coordinating the brownfield program and projects funded by the grant. He will oversee all aspects of the project, including oversight of program implementation, coordination with the QEP, and direct communications with the BAC and community. Victor has more than 10 years of experience managing local, state, and federal grants. He has managed successful implementation of two previous EPA CWA grants in Denver, Colorado, and Vancouver, Washington. Both grants were dispersed in accordance with EPA guidelines; follow-up reports showed how the EPA grants spurred housing and economic development in both communities. **Serjay Shevchuk**, a **Development Analyst** for HASCO, will be the Program Manager. Serjay has 12 years' experience in affordable housing asset management and will assist Victor with grant implementation and administration on matters such as indirect cost rate computation and rebudgeting requests. **Pam Townsend**, HASCO's **Communications Manager**, will be the Public Engagement Manager leading public outreach. Pam has 5 years' experience implementing HASCO's communications plan and regularly producing newsletters, social media, and press releases to inform economically burdened communities stakeholder groups and engage potential residents. She also manages public input and engagement efforts. **Jane Yuen**, **Assistant Controller** for the past 6 years, will be the Financial Contact assisting with financial management, accounting, and reimbursements. **Laurie Olson** is HASCO's **Chief Executive Officer** overseeing organizational strategy, operational performance, stakeholder partnerships, community impact and engagement, and addressing housing challenges in Snohomish County. She has over 30 years of experience in housing and will provide project oversight. She has been with HASCO for 2 years. Laurie will be the Authorized Organization Representative.

### 4.d. Acquiring Additional Resources

HASCO has the management and administrative systems necessary to secure additional resources to support the QEP with technical studies as needed to successfully complete the project. HASCO also has proactive succession planning. Should unforeseen events take place, Laurie Olson or Victor Caesar will lead the recruiting process and provide interim staff resources to support efficient transitions. Succession plans will eliminate project delays and ensure staff who may be reassigned to the project have appropriate qualifications and experience. HASCO routinely procures contractor services and has written policies and procedures in place to acquire these services through a competitive qualifications-based process, in compliance with 2 CFR 200.317 - 200.326. HASCO will follow procurement rules detailed in EPA's best practice guide. This will include contracting a QEP to provide ASTM/AAI-Compliant Phase 1 and 2 ESAs, SAP/QAPP preparation, and cleanup planning. Consistent with growing its brownfields program, HASCO will also contract additional support for community outreach assistance and site inventory updating.

### 4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

#### Purpose and Accomplishments and Experience Reporting on County and State Funding

HASCO has not received an EPA Brownfields grant in the past. In 2024, HASCO received \$2,180,000 of Affordable Housing Behavioral Health funding through Snohomish County. In 2025, Snohomish County awarded HASCO an additional \$2,196,095, bringing the total amount to \$4,376,095. These funds will be leveraged with 9% LIHTC estimated in the amount of \$18,000,000 and \$5,000,000 in Housing Trust Funds from Commerce. The funds support the development of a 60-unit senior housing development affordable to seniors 55 and older earning at or below 50% of AMI. HASCO will break ground in October 2026 and welcome residents in early 2028. HASCO has extensive experience using Commerce's standard compliance and reporting tool, Washington Based Annual Reporting System (WBARS), to report on the status of housing units within the agency's portfolio. HASCO

asset managers and staff accountants annually update the incomes and condition of units within the system. Periodically properties are inspected by third party inspectors to confirm items reported align with the physical condition and file audits on site at properties. Results of inspections are reported in WBARS.

**Experience Reporting on Federal Funding:** In 2025, HASCO received \$2,000,000 of CDBG funds from HUD, which is administered through the Snohomish County Office of Housing and Community Development. The funds will be leveraged with a \$1,500,000 grant from the Commerce Housing Trust Fund to fund critical infrastructure improvements at the Alpine Ridge Manufactured Housing Park. The scope of work includes new sewer, water, and electrical infrastructure to the 96 manufactured homes on site.

As a Public Housing Authority (PHA), HASCO administers HUD’s Housing Choice Voucher program for Snohomish County (except for vouchers administered within the City of Everett which has its own PHA). HASCO started administering the program in the 1980s with roughly 300 vouchers and now administers nearly 4,000 vouchers, equating to roughly \$73,000,000 in federal funding annually that benefits nearly 10,000 people. The program is monitored and audited annually by federal and state governments.

**Compliance with Grant Requirements**

Since 2022, HASCO has received two federal and five state grants to support regional economic development, has substantially or completely executed the scopes of work on all of them, and has been invited to reapply for funding for two of them (Table 11).

**Table 11. HASCO Performance on Grants**

Funding Source and ID	Amount	Purpose	Status
U.S. Department of Housing and Urban Development Housing Choice Voucher 2025 Budget Authority PHA Code - WA039	\$72,906,880	The Housing Choice Voucher Program (also known as Section 8) helps low-income families, elderly persons, veterans and disabled individuals afford housing in the private market. Program participants can choose any eligible housing unit, including single-family homes, townhouses, and apartments, with rent partially covered by a subsidy paid directly to the landlord.	HASCO is 50% through its Fiscal Year deploying funds.
2024 & 2025 Snohomish County – Affordable Housing & Behavioral Health Funds	\$4,376,095	This capital funding will be leveraged to develop 60 units of affordable housing for seniors ages 55+ earning between 30% and 50% AMI in Lynnwood, WA.	Contracts Underway – Financial Closing in October 2026
2025 Community Development Block Grant (CDBG) Public Facilities and Infrastructure Funds for the Alpine Ridge Manufactured Home Park Utility Improvement Project	\$2,000,000	Alpine Ridge Manufactured Home Park Utility Improvement Project will replace aging sewer, water, and electrical infrastructure.	HASCO is completing the Federal NEPA process with Snohomish County. Funds are on track to be deployed by June 2026.
State of Washington Department of Commerce – Connecting Housing to Infrastructure Program (CHIP)	\$1,000,000	Funding will be used to cover System Development Charges and Impact Fees associated with a 124-unit workforce housing development in Marysville, WA.	Contracts Underway – Financial Closing in May 2026.