



**Alliance for Housing Affordability Joint Board**

Wednesday, December 3, 2025

Via Microsoft Teams

4:30PM – 6:00 PM

**Meeting Minutes**

**Participating:**

Kyoko Matsumoto-Wright	City of Mountlake Terrace
Liz Vogeli	City of Everett
Anji Jorstad	City of Lake Stevens
John Brock	Town of Woodway
Dan Rankin	Town of Darrington
George Hurst	City of Lynnwood
Amber Piona	Snohomish County
Russ Wright	City of Lake Stevens
Chris Eck	City of Edmonds
Peter Condyles	City of Marysville
Joshua Thompson	Snohomish County
Michelle Dotsch	City of Edmonds
Jacob Walker	City of Monroe
Linda Redmon	City of Snohomish
Jackie Anderson	Snohomish County
Ty Schroeder	City of Stanwood
Frank Hong	City of Everett
Chris Collier	HASCO

**1. Call to Order and Introductions**

Meeting was called to order at 4:32 by Liz Vogeli

**2. Approval of Minutes**

Motion by Dan Rankin and Kyoko Matsumoto-Wright to approve Minutes from September 3, 2025.

Motion passed unanimously.

**3. Draft FY 27 Work Plan and Budget**

Chris Collier introduced the draft work plan and budget for fiscal year 2027, noting changes the setup following the approved amendment to FY26. Linda Redmon motioned Dan Rankin seconded adoption, motion passed unanimously.

**4. Continuum of Care Update**

Chris Collier introduced an update to the Continuum of Care funding and provided a status update of federal funding, policy, and ongoing court cases. Snohomish County staff provided additional context to local concerns and activities.



*Arlington ↗Edmonds ↗Everett ↗Granite Falls ↗Housing Authority of Snohomish County ↗  
↗Lake Stevens ↗Lynnwood ↗Monroe ↗Marysville ↗Mill Creek ↗Mountlake Terrace ↗  
↗Mukilteo ↗Snohomish ↗Snohomish County ↗Stanwood ↗Woodway ↗*

**5. Fee in Lieu Calculator Demonstration**

Chris Collier demonstrated a new tool available to cities and planners to estimate a fee in lieu schedule for new construction that balances impact to developer (if providing affordable housing), potential revenue to the city (if fee in lieu paid), different income levels and a percentage of housing units it applies to.

**6. New AHA Member Memo**

Discussion on a memo for AHA member cities to share with councilmembers for upcoming board and committee appointments. Chris Collier to prepare and distribute a 1-page summary of AHA to members.

**7. Next Steps / Chair**

Meeting adjourned at 5:54. Next meeting to be held on February 4, 2026, at 4:30PM via MS Teams.