



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 ^

Alliance for Housing Affordability Joint Board

Wednesday, May 1st, 2024

Via Zoom

4:30PM – 6:00 PM

Meeting Minutes

Participating:

Michelle Blythe	City of Arlington
Dan Rankin	Town of Darrington
Liz Vogeli	City of Everett
Neil Tibbott	City of Edmonds
Russ Wright	City of Lake Stevens
Karl Almgren	City of Lynnwood
Shirley Sutton	City of Lynnwood
Ben Wolters	City of Lynnwood
Kyle Fisher	City of Monroe
Jacob Walker	City of Monroe
Peter Condyles	City of Marysville
Angela Gemmer	City of Marysville
Rory Paine-Donovan	City of Mountlake Terrace
Louis Harris	City of Mukilteo
Linda Redmon	City of Snohomish
Brooke Eidem	City of Snohomish
Tansy Schroeder	City of Stanwood
Joshua Thompson	Snohomish County
Amber Piona	Snohomish County
Robei Broadous	Snohomish County
Strom Peterson	Snohomish County
John Brock	City of Woodway
Elizabeth Mitchell	City of Woodway
Chris Collier	AHA

1. Call to Order and Introductions

Meeting called to order by Liz Vogeli at 4:31PM, attendees introduced themselves. Liz Vogeli noted that May 1st was the first day of retirement for Becky McCrary, long time planner in cities of Snohomish County, and the point person for the creation of AHA. Attendees expressed their gratitude to Becky for her contributions to all things planning across her career.

2. Approval of Minutes

Tansy Schroeder motioned, John Brock seconded, a motion to adopt the January 27th minutes as written. No discussion. Motion carried unanimously.

3. Comprehensive Plan Check-in / Updates



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Members were given a chance to provide updates, share resources, and request assistance from AHA on their comprehensive plans. Tansy Shroeder noted Stanwood’s effort to write their plan in plain language. Karl Almgren updated the timeline on Lynnwood’s plan, and approach to reviewing each element. Kyle Fisher and Jacob Walker discussed Monroe’s progress and challenges with expectations around infrastructure, but without clear funding support. Louis Harris provided an update on Mukilteo’s plan and its progress.

4. Compliance Monitoring

Amber Piona introduced the planned Snohomish County Mixed Use Corridor zone type, expected to be around some future light rail and bus rapid transit stops. Noting that the zone carries a 15% minimum affordable unit set aside, the County is seeking options for compliance monitoring of the units, and has asked if AHA would take on the role. Members discussed, with Snohomish expressing a wish for AHA to establish that as a line of work (and assist in Snohomish’s own compliance monitoring).

Program Manager noted that this work could range from the County’s MUC zone to other cities’ MFTE properties, and other affordable housing monitoring. Program Manager presented a draft monitoring and compliance tracking sheet that could be used to make the process more efficient and manageable.

Tansy Schroeder noted that with AHA’s work plan already full, additional staff hours may need to be considered for this work, if it increases to that scale.

Program Manager to survey cities’ interests in establishing AHA as a resource for compliance monitoring of affordable housing, and report back to the Board at a subsequent meeting.

5. FY26 Draft Budget

Program Manager presented AHA’s finances, with no issues of concern noted. Presentation then shifted to the preliminary FY26 (July 1, 2025 – June 30, 2026) budget. With numbers, both CPI (for adjusting small jurisdiction dues) and population estimates not yet released (expected in June 2024), the budget’s preliminary nature was emphasized, but required by the AHA ILA. Members will review a finalized draft budget at the next Board meeting.

6. Modification of AHA Meeting Day

After a move of the SCT Steering Committee meeting time (to 4PM, 4th Wednesday of every month), AHA’s Board moved (John Brock motioned, Dan Rankin 2nd), to move AHA’s meeting day to the 1st Wednesday of the month, when the AHA Board convenes. Motion passed unanimously.

7. Next Steps

The next AHA meeting was scheduled for August 7th at 4:30PM via Zoom.

8. Adjourn

Liz Vogeli adjourned the meeting at 5:55PM.