

**2025-2029 BHA Narrative Five Year Action Plan**

The Bellingham Housing Authority's 2025–2029 Capital Fund 5-Year Action Plan focuses on preserving and modernizing its public housing portfolio to ensure long-term viability, resident safety, and quality of life. Planned activities emphasize critical building system upgrades, resident amenity improvements, and compliance with HUD regulations. The plan includes provisions for emergency and unforeseen capital needs to address urgent health, safety, and structural concerns as they arise, ensuring Bellingham Housing Authority's ability to maintain quality housing for its residents throughout the five-year period. The years indicated are the funding years and not necessarily the project year.

**2025 HUD Allocation: \$ 1,307,252.00**

2025	Family Housing Admin	\$ 20,000.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2025	High Rise Admin	\$ 80,000.00	
2025	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2025	High Rise A&E	\$ 10,000.00	
2025	High Rise Interior & Exterior Modernization	\$ 18,759.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2025	Family Housing Interior & Exterior Modernization	\$ 75,705.00	
2025	Chuckanut Square - Window Replacement	\$ 1,092,788.00	Continue the phased replacement of windows at Chuckanut Square. Work includes bidding, procurement, and installation of new windows.
		<b>\$ 1,307,252.00</b>	

**2026**

2026	Family Housing Admin	\$ 20,000.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2026	High Rise Admin	\$ 80,000.00	
2026	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2026	High Rise A&E	\$ 10,000.00	
2026	High Rise Interior & Exterior Modernization	\$ 25,000.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2026	Family Housing Interior & Exterior Modernization	\$ 18,759.00	
2026	Chuckanut Square - Window Replacement	\$ 503,493.00	Complete the replacement of windows at Chuckanut Square
2026	Washington Square - Roof Replacement	\$ 640,000.00	Bid, procure, and contract for the replacement of the roof at Washington Square, including all necessary demolition, materials, labor, and related construction activities.
		<b>\$ 1,307,252.00</b>	

2027			
2027	Family Housing Admin	\$ 20,000.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2027	High Rise Admin	\$ 80,000.00	
2027	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2027	High Rise A&E	\$ 10,000.00	
2027	High Rise Interior & Exterior Modernization	\$ 28,493.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2027	Family Housing Interior & Exterior Modernization	\$ 25,000.00	
2027	Lincoln Patio Modernization	\$ 15,000.00	Modernize and upgrade patio areas at Lincoln Square, including removal and replacement of outdated surfaces. Work may include new concrete accessibility improvements, and other related site work.
2027	Washington Square Roof Replacement	\$ 368,759.00	Finalize roof replacement at Washington Square, including all necessary materials, installation, and related repairs.
2027	High Rise Window Replacement	\$ 750,000.00	High Rise window replacement activities as needed to complete projects or to move forward to other unit window replacement.
		<b>\$ 1,307,252.00</b>	

2028			
2028	Family Housing Admin	\$ 20,000.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2028	High Rise Admin	\$ 80,000.00	
2028	Family Housing A&E	\$ 5,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2028	High Rise A&E	\$ 10,000.00	
2028	High Rise Interior & Exterior Modernization	\$ 68,705.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2028	Family Housing Interior & Exterior Modernization	\$ 18,759.00	
2028	Washington Square - Windows Replacement	\$ 324,788.00	Begin the phased replacement of windows at Washington Square. Work includes bidding, procurement, and installation of new windows.
2028	High Rise Bathroom Modernization	\$ 80,000.00	Modernize resident bathrooms in the High Rise building, including replacement of fixtures, finishes, and any upgrades as needed.
2028	High Rise Common Area Flooring Replacement	\$ 100,000.00	Replace common area flooring at Lincoln Square, Chuckanut Square, and Washington Square to improve safety, durability, and aesthetics.

2028	Chuckanut Square - Roof Replacement	\$ 600,000.00	Bid, procure, and contract for the replacement of the roof at Chuckanut Square, including all necessary demolition, materials, labor, and related construction activities.
		<b>\$ 1,307,252.00</b>	
<b>2029</b>			
2029	Family Housing Admin	\$ 20,000.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2029	High Rise Admin	\$ 80,000.00	
2029	Family Housing A&E	\$ 5,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2029	High Rise A&E	\$ 25,000.00	
2029	High Rise Interior & Exterior Modernization	\$ 151,000.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2029	Family Housing Interior & Exterior Modernization	\$ 15,493.00	
2029	Chuckanut Square - Roof Replacement Completion	\$ 108,759.00	Finalize roof replacement at Chuckanut Square, including all necessary materials, installation, and related repairs.
2029	Washington Square - Windows Replacement	\$ 902,000.00	Continue the phased replacement of windows at Washington Square.
		<b>\$ 1,307,252.00</b>	