

### **2025-2029 WCHA Narrative Five Year Action Plan**

The Whatcom County 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 the 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.

#### **FY2025 HUD Allocation - \$265,146**

2025	Admin	\$ 26,050.00	WCHA 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	A&E	\$ 4,000.00	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	Interior/Exterior Modernization	\$ 14,644.00	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	Seamist Siding Replacement	\$ 210,904.36	Procure, bid, and contract for the replacement of exterior siding at SeaMist to improve building durability, weather resistance, and appearance.
2025	Birches, Baycrest, Seamist Playground Replacement	\$ 9,547.64	Replace playground equipment and surfacing at The Birches, Baycrest, and Sea Mist to enhance safety, accessibility, and recreational opportunities for residents.
		<b>\$ 265,146.00</b>	

#### **2026**

2026	Admin	\$ 26,050.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible
2026	A&E	\$ 4,000.00	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	Interior/Exterior Modernization	\$ 14,644.00	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	Seamist Siding Replacement	\$ 220,452.00	Procure, bid, and contract for the replacement of exterior siding at Sea Mist to improve building durability, weather resistance, and appearance.
		<b>\$ 265,146.00</b>	

#### **2027**

2027	Admin	\$ 26,050.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible
------	-------	--------------	--

2027	A&E	\$ 40,000.00	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. Includes needs assessment.
2027	Interior/Exterior Modernization	\$ 10,352.00	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	Seamist Roof Replacement	\$ 63,744.00	Procure, bid, and complete roof replacement at Seamist to ensure long-term weather protection, structural integrity, and code compliance.
2027	Seamist Siding Replacement	\$ 125,000.00	Continuation of the replacement of exterior siding at Seamist to improve building durability, weather resistance, and appearance.
		<b>\$ 265,146.00</b>	
<b>2028</b>			
2028	Admin	\$ 26,050.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible
2028	A&E	\$ 30,000.00	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	Interior/Exterior Modernization	\$ 109,096.00	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	Asphalt and Concrete Repairs and Replacement	\$ 100,000.00	Procure, bid, and complete asphalt and concrete repairs or replacement as needed to address safety hazards, improve accessibility, and maintain driveways, parking areas, sidewalks, and patios.
		<b>\$ 265,146.00</b>	
<b>2029</b>			
2029	Admin	\$ 26,050.00	WCHA 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	A&E	\$ 25,000.00	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	Interior/Exterior Modernization	\$ 114,096.00	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	Asphalt and Concrete Repairs and Replacement	\$ 100,000.00	Procure, bid, and complete asphalt and concrete repairs or replacement as needed to address safety hazards, improve accessibility, and maintain driveways, parking areas, sidewalks, and patios.
		<b>\$ 265,146.00</b>	