



Housing Authority of the City of Bellingham

Notice of Regular Board Meeting
Bellingham Housing Authority Board of Commissioners
March 17, 2026

Location: 321 N. Samish Way, by phone, or by zoom

Time: 1:05pm

AGENDA

- A. ROLL CALL/QUORUM
- B. PUBLIC COMMENT AND RESIDENT INPUT
Public comments are accepted in-person, virtually, or in writing. Public Comments provided in writing must be submitted no later than 5pm on the day prior to the meeting.
- C. REPORTS
 - 1. Executive Director Report (Andrew Calkins, 10 minutes)
 - 2. Acquisition & Preservation Framework Report (Andrew Calkins, 20 minutes)
 - 3. Public Housing Program Overview (Kate Donnelly, 20 minutes)
- D. DISCUSSION / ACTION ITEMS
None.
- E. CONSENT ITEMS
 - 1. Motion: Approve Cash Disbursements/Vouchers for the months of February 2026
 - 2. Motion: Approve Minutes for the month of February 2026 Regular Board meeting
- F. NEW BUSINESS – COMMISSIONER REPORTS
- G. ADJOURNMENT

The Bellingham Whatcom County Housing Authority Board of Commissioners will meet electronically on Tuesday, March 17, 2026. Board Members and the public can attend this meeting via zoom or in person at the BWCHA Board Room located at 321 N. Samish Way.

Public Comments are accepted in-person, virtually, or in writing. Those who wish to provide written public comment: please send direct e-mail to publiccomment@bellinghamhousing.org no later than 5pm on the day prior to the meeting.

Meeting Information

Webinar ID: 868 2734 6793

[Click Here to Join on Computer, Tablet, or Smart Phone](#) (data rates may apply)

To Join via Phone - (phone service provider rates may apply)

(253) 215-8782 (Tacoma); (206) 337-9723 (Seattle)



Bellingham & Whatcom County Housing Authorities

To: Board of Commissioners
From: Andrew Calkins, Executive Director / CEO
Date: March 17th, 2026
Re: Executive Director's Update

Staffing Updates

Recruitment for the Maintenance Technician II position remains ongoing. The Accounting Technician – A/R position has been filled through an internal promotion. Katie Kaestner, who has served as a part-time Payroll Technician since 2023 and previously provided backup support to the accounting department, has transitioned into this role. The Operations Program Assistant position has also been filled internally. Debbie Heintz has worked at BHA for over 8 years in two prior roles, has been selected for the position.

HUD Rulemaking Proposals

On February 20, HUD issued a proposed rule titled “Housing and Community Development Act of 1980: Verification of Eligible Status.” The proposal would require public housing authorities to apply stricter rules to households that include both people with verified U.S. citizenship or eligible immigration status, and people who lack that documentation, often called mixed-status families. Under the proposal, mixed-status households would face tighter eligibility standards. In most cases, new families would not qualify for housing assistance, even on a prorated basis, unless every member of the household has verified eligible status. We will be working with industry groups to communicate the negative impact this rule would have on communities.

In March, HUD also introduced another proposed rule, “Establishing Flexibility for Implementation of Work Requirements and Term Limits,” which would allow PHAs to establish work requirements and time limits for certain households receiving HUD assistance. This is a permissive rule that would not require PHAs to implement these new requirements. These are proposed rules *only* and may undergo significant changes before finalized.

NAHRO Washington, DC

I attended NAHRO's Washington Conference in Washington, DC on March 9th through 11th. The conference included an address from Secretary Turner, Assistant Secretary for Public and Indian Housing Benjamin Hobbs, briefings from other senior HUD officials, and a dialogue with senior staff on the THUD appropriations committee. At the conference's Hill Day, I plan to meet with Rep. Larsen's staff, and Senators Murray and Cantwell alongside other Washington PHAs.

Community Connections



- On February 18th I met with Rep. Alex Ramel and Rep. Alicia Rule while in Olympia for the Association of Washington Housing Authorities' Winter Conference. I focused on the importance of a strong supplemental allocation to the Housing Trust Fund.
- On February 26th, Kate Donnelly and I met with Michael Cerbone at the City of Ferndale again to continue conversations about opportunities to expand affordable housing in Ferndale.
- At the Whatcom County Housing Advisory Committee's last meeting on February 12th, there was a motion to create a task force to identify and document all available local funding options for affordable housing in Bellingham and Whatcom County. I am working with four other committee members to put together a fact-based memo on this topic. I will also be serving as Vice-Chair of the WCHAC for the next year.

Attachments:

- None.

Upcoming Events of Note for Board Members:

- Housing Washington Conference, Spokane, WA. October 20 – 22, 2026.
<https://www.housingwa.org/>.



**Bellingham &
Whatcom County
Housing Authorities**

333 N Samish Way
Bellingham, WA 98225

P.O. Box 9701
Bellingham, WA 98227

MEMORANDUM

TO: Board of Commissioners

FROM: Andrew Calkins, Executive Director

DATE: March 17, 2026

SUBJECT: Draft Acquisition & Preservation Framework

SUMMARY

Following BWCHA's 2025 Board Retreat, identified action areas for two topic areas (Financing Affordable Housing and Whatcom County Affordable Housing Issues) were to "Explore the viability of pursuing an acquisition and preservation strategy, including financing." During the March 17th Board of Commissioners meeting, staff will share a draft framework for strategizing potential acquisitions. The discussion will include a description of four initial strategies (described in the attached), location and other considerations for evaluating properties, and financial resources and tools (also described in the attached). Staff anticipates a second discussion and updated framework in May, which will incorporate Board and community feedback.

Acquisition & Preservation Framework

Draft for Discussion - March 2026

Background

Following BWCHA's 2025 Board Retreat, identified action areas for two topic areas (Financing Affordable Housing and Whatcom County Affordable Housing Issues) were to "Explore the viability of pursuing an acquisition and preservation strategy, including financing." Since that time, staff have continued to identify the resources and strategies necessary to successfully pursue acquisitions of rental housing. This draft Acquisition & Preservation Framework seeks to set a baseline understanding of potential strategies that BWCHA may pursue and the organizational tools necessary to pursue them.

Expanding BWCHA's Impact Through Acquisitions

As the housing pressures in the region have grown, acquisition of existing rental housing is a cost-effective strategy that will allow BWCHA to achieve the following:

- **Supplement New Construction Efforts:** Acquisitions are a cost-effective way to expand BWCHA's housing portfolio more quickly and strategically than relying on new construction alone. Acquisitions can supplement BWCHA's new development efforts, enabling the organization to increase the supply of affordable homes in a shorter timeframe and at a lower per-unit cost.
- **Ensure Long-Term Affordability:** By purchasing existing properties, BWCHA can bring more long-term affordability under its permanent control, ensuring these homes remain protected from market pressures, displacement risks, and rising rents.
- **Diversify BWCHA's Housing Opportunities:** Acquisitions are an avenue to help diversify the range of available housing options, broadening the types, locations, and price points of units BWCHA can offer to the community.
- **Strengthen BWCHA Financially:** Owning a more varied portfolio of rental properties strengthens the organization financially; steady rental income from stable, mission-aligned properties can grow BWCHA's organizational strengths through income diversification, supporting both current operations and future housing initiatives.

BWCHA’s draft framework for considering acquisitions groups strategies into four types:

- Acquisition of Affordable Workforce Housing
- Acquisition – Rehabilitation to Increase the Supply of Quality Housing
- Acquisition Partnerships to Address Community Needs with Local Partners & Funders
- Acquisition to Preserve Existing, Regulated Affordable Housing

Acquisition Strategies

A. Acquisition of Affordable Workforce Housing [High Priority Activity]

Goal(s): (a) Preserve existing below or near-market rate workforce housing by limiting rent increases and growing affordability over time; (b) provide a stable asset and diversified income stream that may provide cash flow for other activities and agency operations.

Potential property profiles:

Target rent levels: 50% to 80% of area median income, may include market rate
Building size: 30-to-100+ unit sites
Building age: Workforce housing may include older or newer properties
Financing: Tax-exempt bonds, conventional financing, some soft sources possible

Examples:

- Vancouver Housing Authority’s acquisition of Alena Apartments (150 units, built in 2022, acquired in 2024).
- Housing Authority of Snohomish County’s acquisition of Carvel Apartments in Mukilteo (230 units, built in 1998, acquired in 2018).
- King County Housing Authority’s acquisition of Corinthian Apartments in SeaTac, adjacent to a light rail station (95 units, built in 1968, acquired in 2015).
- Pierce County Housing Authority’s acquisition of Hidden Firs (56 units, acquired in 2025)

B. Acquisition - Rehabilitation

Goal(s): (a) Increase the quality of existing rental housing while creating new long-term permanently affordable housing.

Potential property profiles:

Target rent levels: 50% to 60% AMI
Building size: 50-to-100-unit sites; some scale needed to utilize tax credits
Building age: Likely 20 or more years old

Financing: Low-Income Housing Tax Credit (LIHTC) 4% program

Examples:

- King County Housing Authority’s acquisition of Highland Village in Bellevue

C. Acquisition Partnerships

Goal(s): (a) Work with community providers and local funders to pair a newly affordable property with supportive services for a distinct population and need; (b) leverage underutilized state resources in Whatcom County to expand affordable housing opportunities.

Potential property profiles:

Target rent levels: 30% to 60% AMI
Building size: 10-to-20-unit sites
Building age: Varies
Financing: Conventional, Washington State Apple Health and Homes, Foundational Community Supports, Bellingham or Whatcom County, Project-Based Housing Choice Vouchers

Examples:

- Bremerton Housing Authority [Evergreen Bright Start](#) program, which built of a property purchased as it was nearing construction completion, focused on youth.

D. Properties with Expiring or At-Risk Affordability Restrictions

Goal(s): (a) Ensure long-term preservation and stewardship of existing affordable housing resources; (b) minimize displacement and relocation for existing residents in case of a conversion to market rate housing.

Potential property profiles:

Target rent levels: 30% AMI to 60% AMI
Building size: 50-to-200-unit properties
Building age: Likely 30+ years old
Financing: Washington State HTF Continuing Affordability Program, Bellingham and Whatcom County, 4% Low-Income Housing Tax Credits

Examples:

- Mercy Housing’s acquisition of Evergreen Ridge in Bellingham (Expiring LIHTC property)

- Peninsula Housing Authority's acquisition of Ox Bow Apartments (USDA)
- King County Housing Authority acquisition of Richmond Highlands in Shoreline (39 of 54 units had HUD Multifamily PBRA contracts).

Resources and Financial Tools

BWCHA must have the resources, operational readiness, and staff capacity to act quickly when opportunities arise in the market, including during favorable interest rate environments. The following tools and resources could position BWCHA to successfully pursue property acquisitions:

- **Commitment of agency resources:** To help finance a new acquisition, BWCHA could commit local funds, either through the Bellingham or Whatcom County local funds, or cross-subsidize the new property with a stabilized asset that generates consistent cash flow and could help support debt service. A unique asset to housing authorities is also the availability of project-based vouchers, which could be layered onto an acquisition to extend affordability or improve cash flow.
- **Tax-exempt line of credit:** If sufficiently sized, a tax-exempt line of credit would allow BWCHA to acquire properties and hold them temporarily under favorable financing terms while paying down principal and arranging permanent financing through conventional sources or tax-exempt bonds. Acquisitions that would rely on some level of state or local funding will have uncertainty and longer timelines, which are often incompatible with market transactions. A line of credit would allow BWCHA to act quickly and with greater flexibility.
- **Low-income housing tax credits:** Public housing authorities in Washington have access to 4% Low-Income Housing Tax Credits, which are commonly used to finance multifamily rehabilitation projects. The reduction of the bond financing threshold from 50% to 25% in 2025 has significantly expanded access to private activity bond capacity for affordable housing developers, as fewer bonds are now required for a project to qualify for the same amount of 4% tax credits. While there is still some uncertainty regarding how bond capacity will be allocated across different PHAs, opportunities exist for projects at the scale BWCHA is likely to pursue.
- **Tax-exempt bond issuances, with or without S&P rating.** Housing authorities can issue an unlimited amount of tax-exempt bonds and BWCHA has used this tool previously, including for the acquisition of Pacific Rim and Cascade Meadows. In those transactions, the bonds were credit-enhanced by the City of Bellingham to secure more favorable interest rates.

Today, many larger housing authorities access the capital markets by issuing bonds supported by an S&P rating and the pledge of the housing authority's full faith and

credit. Preliminary discussions with banking partners suggest BWCHA may have a sufficiently strong balance sheet to pursue a credit rating. Tax-exempt bonds can also be privately placed without a credit rating, though this option would require additional analysis to better understand the structure and process. BWCHA would also need to evaluate the long-term implications of maintaining an S&P rating, including the ongoing costs associated with periodic reviews and monitoring.

- **Whatcom County EDI Funding:** Following changes to state law, the Whatcom County Economic Development Investment (EDI) Program has expanded its eligible uses to include affordable housing, with a particular emphasis on workforce housing serving households earning up to 120% of Area Median Income (AMI). The County expects to direct approximately 30% of EDI funds to housing each year, potentially providing up to \$3 million annually to support affordable housing development. Depending on an acquisition's size and cost, EDI funds could support a portion of a project's financing.



BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES

Administrative Offices: 208 Unity Street, Lower Level, Bellingham, WA

Mailing Address: PO Box 9701, Bellingham, WA 98227-9701

Tel: (360) 676-6887 Fax: (360) 527-4646 Tty: (360) 527-4655

SUMMARY OF VOUCHERS AND CASH DISBURSEMENTS FOR BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITY

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified by RCW 42.24.090, have been recorded on a listing which has been made available to the board.

As of this date **03/17/2026** the board, by (unanimous, majority) vote, does approve for payment those vouchers and the cash disbursements for the month **February 2026** described as follows:

Funds	Voucher Numbers	
Payroll 2/7/26:	<u>6001</u> to <u>6051</u>	\$ <u>136,708.75</u>
Payroll 2/21/26:	<u>6061</u> to <u>6111</u>	\$ <u>187,831.37</u>
BHA – Public Housing:	<u>2065</u> to <u>2074</u>	\$ <u>8,629.36</u>
Direct Deposit Checks	<u>1320</u> to <u>1326</u>	\$ <u>510.00</u>
Central Office/Maint. Fund:	<u>32680</u> to <u>32770</u>	\$ <u>479,486.99</u>
Section 8 Vouchers:	<u>131623</u> to <u>131947</u>	\$ <u>909,382.19</u>
Direct Deposit Checks	<u>89392</u> to <u>89532</u>	\$ <u>1,371,991.43</u>
BHA/Local Fund:	<u>10518</u> to <u>10536</u>	\$ <u>177,030.08</u>
Direct Deposit Checks	<u>121</u> to <u>123</u>	\$ <u>63,521.66</u>
WCHA – Public Housing:	<u>7742</u> to <u>7747</u>	\$ <u>1,055.00</u>
Direct Deposit Checks	<u>916</u> to <u>918</u>	\$ <u>420.00</u>

Chair

*Reference attachments are hereto. Supporting documents available upon request.

BELLINGHAM HOUSING AUTHORITY
Board of Commissioners Regular Meeting
February 17, 2026

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a regular meeting on Tuesday, February 17, 2026 in a hybrid format. The meeting was called to order at 1:05 p.m. by Board Chair Gockley, followed by roll call. Chair Gockley declared a quorum present and the meeting opened for business.

ROLL CALL/QUORUM

Present: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

Absent & Excused: Commissioner Dave Finet

BWCHA Staff Presenters: Lindsay Burmeister, Executive Services/HR Manager
Andrew Calkins, Executive Director
Kate Donnelly, Chief Operating Officer
Steve Grichel, Housing Programs Manager

Guest Presenters: Myriah Train, Indigo Real Estate (*not present, however report was provided*)

PUBLIC COMMENT AND RESIDENT INPUT

None.

A. REPORTS

1. Executive Director Report: Attached to the Agenda
Executive Director Andrew Calkins presented the Executive Director’s Report, focusing on federal funding issues and the rising costs in the voucher program locally and nationally.
Commissioner Billmire asked whether additional vouchers would be issued once the agency is not in shortfall. Kate Donnelly, COO, responded that she does not anticipate reopening the waitlist this year, noting that a projected 9% increase would primarily cover rising expenses.
Commissioner Gockley inquired about a recent meeting with Representative Timmons and whether there were updates on legislation impacting housing authorities in 2026.
Executive Director Andrew Calkins reported that the agency’s priorities for this session included funding in a supplemental capital budget for the Housing Trust Fund, and a bill sponsored by Representative Ramel related to a local real estate excise tax option for affordable housing.
2. 2025 Initiatives Update: Attached to the Agenda *Executive Director Andrew Calkins provided an update on the Team leaders’ strategic initiatives that they worked through last year and will continue to work on through 2026.*

3. Operations Report: Attached to the Agenda
Kate Donnelly, Chief Operating Officer, provided the Bellingham Housing Authority's Quarterly Operations Report.
4. Low Income Housing Tax Credit (LIHTC) Portfolio Report: Attached to the Agenda
Myrriah Train, Investment Manager at Indigo Real Estate, was unable to attend the meeting but provided a quarterly LIHTC Report for commissioners which is included in the board packet.

B. DISCUSSION / ACTION ITEMS

1. Resolution 2837: Ratify Collective Bargaining Agreement as negotiated, and Authorize Signing of Agreement for 2026

Human Resources Manager Lindsay Burmeister provided an overview of resolution 2837.

Approve Resolution 2837

Commissioner Billmire moved to approve the motion

Commissioner Bornemann seconded the motion and Chair Gockley called the vote.

AYES:
Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

2. Resolution 2838: Revise Non-Exempt Salary Schedules "B" and "C" to Reflect Increase in Non-Exempt Salaries for 2026

Human Resources Manager Lindsay Burmeister provided an overview of resolution 2838.

Approve Resolution 2838

Commissioner Bornemann moved to approve the motion

Commissioner Pattermann seconded the motion and Chair Gockley called the vote.

AYES:
Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

3. Resolution 2839: Revise Exempt Salary Schedules to Reflect Increase in Exempt Salaries for 2026

Human Resources Manager Lindsay Burmeister provided an overview of resolution 2839.

Approve Resolution 2839

Commissioner Billmire moved to approve the motion

Commissioner Bornemann seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

4. Resolution 2840: Approve Section 8 Management Assessment Program (SEMAP) Certification

Housing Programs Manager Steve Grichel provided an overview of resolution 2840.

Approve Resolution 2840

Commissioner Bornemann moved to approve the motion

Commissioner Pattermann seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

C. CONSENT ITEMS

Commissioner Bornemann moved to approve the Consent Agenda as follows:

Motion: Approve Cash Disbursement/Vouchers for the Month of December 2025.

Motion: Approve Cash Disbursement/Vouchers for the Month of January 2026.

Motion: Approve Minutes for the December 2025 Regular BHA Board meeting.

Commissioner Billmire seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

NAYES: None

D. COMMISSIONER UPDATES

None.

E. ADJOURNMENT

Meeting adjourned at 2:07pm

A recess was requested by Commissioner Billmire in order to review resolution 2837.

Meeting reconvened at 2:19pm

The public meeting was adjourned at 2:42PM

Respectfully Submitted,

Andrew Calkins,
Secretary/Treasurer

ATTEST:

Stephen Gockley,
Chair, Board of Commission

**January 2026 – December 2026 Regular Meeting Schedule of the
Bellingham Whatcom County Housing Authorities Board of Commissioners**

<u>Date and Time</u>	<u>Locations</u>
Tuesday, January 20, 2026 CANCELLED	N/A
Tuesday, February 17, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, March 17, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, April 21, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, May 19, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, June 16, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, July 21, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, August 18, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, September 15, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
*Tuesday, October 20, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, November 17, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom
Tuesday, December 15, 2026 1:00PM	BWCHA Administrative Building 321 N. Samish Way & Hybrid via Zoom

**Notice will be provided if there are changes in dates, times or locations
of any of the above noted meetings.**

*Annual Meeting/Elections

To Watch the Meetings

The Board of Commissioners conduct meetings in a hybrid format to allow for remote participation. Members of the public may join by phone, join by zoom, or watch in person at the BWCHA Board Room located at 321 N. Samish Way, Bellingham.

To Join the Meeting (Members of the Public)

Webinar ID: 868 2734 6793

[Click Here to Join on Computer, Tablet, or Smart Phone](#)

(data rates may apply)

To Join via Phone:

(phone service provider rates may apply)

(253) 215-8782 (Tacoma); (206) 337-9723 (Seattle)

(669) 900-6833 (Portland); (971) 247-1195 (Phoenix); (346) 248-7799 (San Jose)

To Submit Public Comment

Those who wish to provide public comment may present the comment in person at the meeting, or send direct e-mail to publiccomment@bellinghamhousing.org or by mail at PO Box 9701 Bellingham, WA 98227, no later than 5pm on the Monday prior to the meeting.

**Annual Board of Commissioners 2026 Meeting Calendar
Bellingham Housing Authority & Housing Authority of Whatcom County**

January	February	March
Reports Meeting Cancelled	Reports Quarterly: LIHTC Portfolio Quarterly: Operations Approve HUD SEMAP Certification	Reports Quarterly: Development
Discussion/Action	Discussion/Action SEMAP Review Agency Salaries, co-premiums, CBA	Discussion/Action
April	May	June
Reports Quarterly: Operations Quarterly: Q4 Finance Report	Reports Quarterly: LIHTC Portfolio Quarterly: Q1 Finance Report	Reports Quarterly: Development Bi-Annual: IT Report
Discussion/Action New/Renewing Commissioners	Discussion/Action	Discussion/Action ED Annual Performance Evaluation
July	August	September
Reports Quarterly: Operations	Reports Quarterly: LIHTC Portfolio Annual: HR Safety Report	Reports Quarterly: Development Quarterly: Q2 Finance Report Utility Allowance & PH Flat Rent Schedule HCV Payment Standards
Discussion/Action	Discussion/Action Review PHA Plan Set Public Hearing Date	Discussion/Action Agency Plan Public Hearing Nominate Officers Preliminary 2026- 2027 Board Schedule
October	November	December
Reports Quarterly: Operations Quarterly: Agency 2027 Budget Process FY2025 Audit Exit (Invite SAO)	Reports Quarterly: LIHTC Portfolio Quarterly: Q3 Finance Report	Reports Quarterly: Development Bi-Annual: IT Report
Discussion/Action Elect Chair & Vice-Chair	Discussion/Action Agency 2027 Budget Adoption Maintenance Schedule of Charges	Discussion/Action Flexible Spending Budget Variances Agency Salaries, co-premiums, CBA

New and changed items are in blue



Bellingham & Whatcom County Housing Authorities

333 N Samish Way
Bellingham, WA 98225

P.O. Box 9701
Bellingham, WA 98227

Public Comment Policy

Purpose: The purpose of the policy is to provide clear guidelines, standards, and expectations for members of the public and board members during public comment or public hearing portions of a BWCHA Board of Commissioners meeting.

Public Comment Periods: The Board of Commissioners encourages and welcomes input from the public on issues of interest and importance to the Bellingham & Whatcom County Housing Authorities. Each regular meeting of the Board of Commissioners will provide an opportunity for public comment. During this period, the public may provide input on any issue of import to the board, including those on the agenda.

Unless otherwise posted as part of the meeting notice, public comment will be accepted in the following forms:

- In-Person: Individuals may attend in person to address the board.
- Virtually: Regular board meetings will provide an opportunity for virtual participation. Individuals may provide public comment virtually via Zoom or another utilized and noticed platform.
- In Writing: Comments submitted in writing must be submitted by 5:00PM the day before the board meeting to publiccomment@bellinghamhousing.org. Comments will be distributed to all board members prior to the board meeting.

In-person and virtual comments will be limited to three minutes. Any materials commenters want to submit to the Board shall be submitted to the Secretary or Board coordinator for distribution.

Public Expression Guidelines: BWCHA emphasizes respectful and relevant contributions, allowing residents and interested parties to engage with BWCHA on issues within the Board's purview while maintaining orderly and productive meetings.

Speakers may offer objective comments on housing authority operations and programs that concern them. Speakers shall be courteous in their language and not engage in disruptive behavior. Disruptive behavior includes, but is not limited to: personal attacks; unsubstantiated allegations directed at Commissioners, staff, property managers, or residents; the use of abusive, threatening, or intemperate language; physical aggression or incitement to violence; and refusal to comply with the time limits established in this public comment policy.

Individuals who engage in disruptive behavior may receive a warning and, if necessary, be removed from the meeting.