



Housing Authority of the City of Bellingham

Notice of Regular Board Meeting
Bellingham Housing Authority Board of Commissioners
August 18, 2026

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

Time: 1:02pm

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, 20 minutes)
 - a. Q2 Operations Report
 - 2. Annual Safety Update (Lindsay Burmeister, 10 minutes)
- D. DISCUSSION / ACTION ITEMS
 - 1. Review Proposed Revisions to the 2027 BHA PHA Plan ([Link to doc](#))
(Andrew Calkins, Steve Grichel & Robyn Weber, 20 minutes)
 - 2. Review BHA Public Housing Draft 5-year Action Plan for Capital Fund Grant Program 2026 – 2030
(Tony Casale, 15 minutes)
- E. CONSENT ITEMS
 - 1. Motion: Approve Cash Disbursements/Vouchers for the months of June 2026 and July 2026
 - 2. Motion: Approve Minutes for the month of June 2026 Regular Board Meeting
 - 3. Motion: Approve Minutes for the month of July 2026 Special Board Meeting
 - 4. Motion: Set public hearing date for FY 2027 BHA Agency Plan for Tuesday, September 15, 2026
 - 5. Motion: Set public hearing date for BHA Capital Fund 5-year Action Plan for Tuesday, September 15, 2026
- F. NEW BUSINESS – COMMISSIONER REPORTS
- G. EXECUTIVE SESSION
To receive and evaluate complaints or charges brought against a public officer or employee pursuant to RCW 42.30.110(1)(f)
- H. ADJOURNMENT

*The Bellingham Whatcom County Housing Authority Board of Commissioners will meet electronically on Tuesday, August 18, 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@bellingshamhousing.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: August 18, 2026
Re: Executive Director's Update

Staffing Updates

Since my last staffing update in June, we have had a number of updates:

- Robyn Weber was promoted to the position of Affordable Housing Programs Manager. Robyn joined BHA in 2024 as Property Manager and has over 15 years of experience in affordable housing. Robyn has strong experience in program compliance, staff supervision, site visits, policy development and building community partnerships.
- Kendall Davis joined the BHA team in the position of Property Manager. Kendall brings many years of property management experience to BHA, most recently at Catholic Housing Services. During her time there, she also spent more than three years as Regional Director of Property Operations, where she provided oversight for property operations.
- Joe Leudde was hired on as Grounds Tech I. Joe comes to BHA with 6 years of landscaping and manual labor experience, having worked for Flag Landscaping and the City of Laramie Parks Department.
- Brock McDaniel starts August 10th as our new part-time IT Specialist I. Brock has completed a computer support specialist program with Bellingham Technical College and brings direct experience from his internship with Data Link West where he worked on a variety of projects including network builds for surveillance camera systems and troubleshooting, diagnosing, and repairing computers and printers.
- Andy Schene starts on August 18th as our new Construction Project Manager. His experience as a project manager for solar and battery construction projects, combined with his background working as a Building Inspector at the City of Bellingham, aligns well with the responsibilities of this role.

BWCHA Summer Picnic

On August 5th, we held an all-staff picnic at Fairhaven Park. Attendance was highly encouraged and 46 staff members were able to attend. The event included a taco truck, lemonade cart, games, and time for socializing with peers. Thank you to Lisa Hansen for doing the hard work to successfully plan another successful event.

FY 2027 Budget – House Version Passes Appropriations Committee

The House Appropriations Committee approved its version of the FY 2027 HUD budget earlier in the Spring, which included a 10% decrease in funding for HUD programs. In early August, the Senate passed a Bipartisan Continuing Resolution to fund all government programs until



December 11th. The legislation allows HUD to repurpose FY 2026 voucher funding that it has not yet obligated to housing authorities to address voucher shortfalls and would prohibit the Office of Management and Budget (OMB) from implementing its proposed rule to overhaul federal grantmaking (reported on in June). The House has yet to take up the Senate proposal.

EDI Board Recommendations on Housing Allocations

On the August 5th, the Whatcom County Economic Development Investment (EDI) Board met to review applications for the upcoming 2026–27 funding cycle. There was between \$1.0 million and \$1.7 million available for affordable housing, and \$2.3 million to \$3.0 million available for infrastructure projects. The EDI Board recommended predevelopment funding for three affordable housing projects (Compass Housing Alliance and two Kulshan Community Land Trust proposals) totaling \$690,000. The recommendations will now go to County Council.

River House Preservation Grant

I am pleased to report that BWCHA received a grant award from the Washington State Housing Trust Fund's Housing Preservation Program (HPP) of \$1,274,094 to fund improvements at River House Apartments in Lynden. This award will allow BWCHA to proceed with a full roof replacement next year. The Board approved a resolution allowing this application to move forward in March.

21st Century Road to Housing Act

Congress recently passed a significant housing policy bill – the 21st Century Road to Housing Act – which became law in July 2026. I have attached a summary from the National Low Income Housing Coalition (NLIHC's) which summarizes provisions that may impact low-income households, with NLIHC's perspective.

Community Connections

- The Whatcom County Coalition on Ending Homelessness met on August 6th. The meeting focused on updates from the City of Bellingham on the King Mountain Encampment and a new Tiny Home Village, and a broader discussion on recommendations to state legislators on programs that are working here locally.
- The Whatcom County Housing Advisory Committee and Bellingham Community Development Advisory Committee will both meet on Thursday August 13th.

Attachments:

- "21st Century Road to Housing Act: Impacts on Low-income Households." National Low Income Housing Coalition. July 2026.

21ST CENTURY ROAD TO HOUSING ACT

IMPACTS ON LOW-INCOME HOUSEHOLDS

The “21st Century ROAD to Housing Act” is a broad, bipartisan housing package aimed at addressing the national affordable housing shortage. The bill includes 59 provisions related to housing supply, disaster recovery, manufactured housing, mortgage financing, rural housing, veterans’ housing, public housing, and community banking. The bill became law in July of 2026.

To read the full text of the final bill, go [here](#).

To read a short summary of each section, go [here](#).

How to Use this Document: This guide includes key provisions of the “21st Century ROAD to Housing Act” (we will refer to it as “ROAD” in this resource) that have a direct impact on low-income renters.

For more information on specific provisions, reach out to NLIHC Senior Policy Analysts Libby O’Neill and Meghan Mertyris at outreach@nlihc.org.

WHAT’S NEXT?

Passing this bill is a monumental win AND we know the job isn’t finished yet! Implementation is where the rubber meets the road. Timing for implementation of each provision will vary based on the need for rulemaking and agency capacity. Additionally, some programs rely on Congressional [appropriations](#).

Next, where applicable, we’ll be focused on:

1. Ensuring agencies in charge of each of these programs create [final rules](#) – the set of requirements for the program moving forward – that establish the most efficient and equitable programs.
2. Working with Congress to allocate sufficient funding to programs.
3. Pushing Congress to enact changes to the provisions we have concerns about.
4. Continuing to push Congress to invest in federal programs that serve renters with the greatest needs.

Take Action!

Reach out to outreach@nlihc.org to learn more and get involved in any of these ongoing advocacy efforts.

Talk to your [members of Congress](#) and local government officials about provisions you would like to see make an impact in your community.

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TOP PRIORITIES FOR NLIHC

Section 504: Reforming Disaster Recovery Act

What does this provision do? The Reforming Disaster Recovery Act ([RDRA](#)) authorizes HUD's Community Development Block Grant - Disaster Recovery ([CDBG-DR](#)) program for three years. CDBG-DR is a long-running program that [provides](#) flexible grants to help [presidentially declared](#) disaster areas rebuild affordable housing and other infrastructure, distribute rental assistance, carry out mitigation and resilience activities, aid in economic development, and much more.

Congress has initially authorized the CDBG-DR program for three years. Ideally, the program should be authorized permanently to ensure efficiency, reduce unnecessary bureaucracy, and deliver aid quickly to disaster survivors. NLIHC, its Disaster Housing Recovery Coalition ([DHRC](#)), and its partners will continue to urge Congress to do so.

Why is authorization important? Despite being the only source of long-term recovery funds from the federal government, the CDBG-DR program had not previously been authorized. Authorization is important because it allows a program to get regular funding and undertake continuous improvement under consistent program rules.

Prior to this authorization, Congress - on no regular, consistent timeline - approved program funds, forcing HUD to rewrite the rules of the program each time. Authorization allows Congress to put funds into the program on a yearly basis and HUD to create permanent rules governing the program, speeding up the flow of funds to disaster survivors.

Who will be impacted? These changes will help households impacted by presidentially declared disasters with their long-term recovery and preparedness. The RDRA establishes an Office of Disaster Management and Resiliency at HUD. Under this program, states, territories, and tribal governments must...

- Spend funds proportionately between renters and homeowners
- Distribute funds equally between housing and infrastructure
- Ensure 70% of funds benefit low-to-moderate (LMI) households
- Prioritize activities that help LMI survivors recover, address pre- and post-disaster housing needs, and prepare for future disasters

Ultimately, the RDRA creates a long-term recovery and preparedness program that is faster, fairer, and more forward-looking.

Want more details? Check out our two new factsheets.

- Community Development Block Grant - [Disaster Recovery: Funding 101](#)
- Community Development Block Grant - [Disaster Recovery: Then vs. Now](#)

Section 502: Rural Housing Service Reform Act

What does this provision do? This provision makes several improvements related to housing programs under the U.S. Department of Agriculture – Rural Development program (USDA-RD) Rural Housing Service (RHS), including:

- Protects rental assistance for rural renters by “decoupling,” or separating Section 515 mortgage financing from rental assistance at USDA-RD properties so that when the mortgages mature, the rental assistance and tenant protections don’t go away.
- Permanently authorizes USDA-RD’s Multifamily Housing Preservation and Revitalization (MPR) program, which helps owners or purchasers of housing funded by USDA Sections 514, 515, and 516.
- Increases the maximum grant amount for Section 504 – home repair grants for low-income rural homeowners from \$7,500 to \$15,000.
- Establishes a Rural Community Development Initiative that will provide capacity building grants for organizations in rural areas.
- Modernizes USDA staffing and technology.

Who will be impacted? Residents who live in rental properties financed by USDA-RD Section 515 with maturing mortgages (when owners pay off their mortgages before the terms end) will benefit because they will now keep their rental assistance and tenant protections long-term. Low-income rural homeowners can benefit from larger grants for home repair.

For more information, see [NLIHC’s Advocates’ Guide article on USDA Rural Rental Housing Programs](#).

Section 405: Choice in Affordable Housing Act

What does this provision do? Rental units being rented to households with housing choice vouchers are required to have an inspection completed by the local public housing agency (PHA). This can cause delays for households trying to move into homes. This new policy addresses this in two ways:

1. If the unit has received financing through another housing program and has been inspected in the past 12 months for the purposes of that program, it meets the PHA requirement. Other housing programs that meet the requirement are: Low-Income Housing Tax Credit; HOME Investment Partnerships Program; Rural Housing Service. In addition, if the unit is in a rural or small area, a remote or video inspection will be allowed.
2. If a landlord has not previously rented a unit to a household with a housing choice voucher, they can have an inspection done before their unit is selected by a household. A household with a voucher must enter into a lease agreement within 60 days of the inspection.

Who will be impacted? Households that have received a Housing Choice Voucher but have not yet signed a lease could benefit from these changes. These changes can help households get into rental homes more quickly by reducing the wait time to complete an inspection.

PROVISIONS WITH DIRECT IMPACTS ON LOW INCOME RENTERS

Section 106: Temperature Sensor Pilot Program

What does this provision do? This pilot program will provide grants to public housing agencies or owners of eligible federally assisted rental units to install temperature sensors in residential units (with written permission from the resident) to ensure that the units meet temperature requirements. After one year of the pilot program beginning, HUD will publish a preliminary report that examines the number of temperature-related complaints and temperature-related violations in units with temperature sensors before and after installation of the sensors. HUD will do a final evaluation three years after the pilot program.

Who will be impacted? Certain residents in federally-assisted rental properties may be impacted. The bill creates a pilot program and PHAs and owners of federally-assisted rental units will likely need to apply for a grant from HUD to participate in the program. PHAs and owners of federally-assisted rental units will likely need to apply for a grant from HUD to participate in the program.

The following programs are eligible:

- Project based section 8
- Public housing
- Section 202
- Section 811

If you live in a unit covered by one of these programs, the owner may apply for a grant to purchase temperature sensors. If they do, they will need to get your written permission to install the temperature sensor in your unit.

Section 404: Helping More Families Save Act

What does this provision do? This section establishes a pilot program to improve and expand HUD's Family Self-Sufficiency Program (FSS) program, enabling more families to participate in the program and grow their household savings. The FSS program creates a savings account for participating households; if the household's rent payment increases over time due to an increase in their income, the amount of the increase will be deposited into the savings account for later use by the household.

Who will be impacted? Certain households living in public housing or receiving HUD rental assistance could be impacted. HUD will select up to 25 PHAs to participate in the pilot program. These PHAs would automatically enroll up to 5,000 families living in public housing or receiving HUD rental assistance. Households could opt out of the program at any time.

Section 503: Incentivizing Local Solutions to Homelessness

What does this provision do? This section allows states and localities that receive Emergency Solutions Grant (ESG) funding to request a waiver of the statutory 60%

spending cap on emergency shelter beds and street outreach.

Who will be impacted? People experiencing unsheltered homelessness may be impacted. This provision will allow for greater flexibility in how communities can use ESG funding to address the needs of people experiencing unsheltered homelessness.

Section 602: Housing Unhoused Disabled Veterans Act

What does this provision do? This bill would help more veterans experiencing homelessness access housing opportunities through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program by permanently excluding disability benefits for the purpose of determining income eligibility for HUD-VASH. This is HUD's current policy, and this provision codifies it to ensure the policy remains in effect. Prior to this policy, some disabled veterans may not have qualified to receive housing assistance if their disability benefits put them over the income limits for assistance. This policy helps more people qualify for rental assistance.

Who will be impacted? Veterans experiencing homelessness and receiving disability payments could benefit from this change.

Section 304: Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Act

What does this provision do? This provision authorizes HUD's PRICE Program for seven years. The PRICE Program was first funded in 2023 and provides grants to manufactured housing communities (MHCs) and local governments to make improvements related to health and safety, weatherization, or address accessibility needs. For an MHC to be eligible to apply, the community must be affordable and must either be owned by the residents or remain affordable to the longest extent possible. The program did not receive any funding in 2026.

Who will be impacted? People living in manufactured housing, either within a manufactured housing community or on their own land, may benefit from this program. Local governments, tribes, owners of MHCs, and other eligible groups can apply to HUD for a grant. Individual owners of manufactured homes cannot apply directly for a grant.

Section 301: Housing Supply Expansion Act

What does this provision do? This section would remove a HUD requirement that manufactured homes be constructed with a permanent chassis, lowering the cost of production and expanding design and location possibilities.

Who will be impacted? Homebuyers interested in buying a manufactured home should see more design options and reduced prices. A [proposed rule](#) published by HUD in June 2026 would complement this provision by allowing upper-level sections of manufactured housing to be transported without a chassis, allowing for more design options to develop multistory housing of up to four units per structure.

Section 202: Whole Home Repairs Act

What does this provision do? This provision creates a 5-year, \$30 million pilot program

that will offer grants to low- and moderate-income homeowners to make repairs on their homes; small landlords are eligible to receive forgivable loans. Repairs are intended to address habitability and safety concerns, physical and accessibility improvements, and energy efficiency, weatherization, and resilience improvements.

Who will be impacted? Homeowners with incomes up to 80% of area median income (AMI) will be eligible to receive grants. Small landlords who provide affordable rental homes will be eligible for forgivable loans. Grants and loans will be administered by local governments, Indian tribes, nonprofits or other qualifying entities. Funding will be awarded by HUD to administering entities, who will then select eligible homeowners and landlords.

NLIHC's [National Renter Survey](#) found that tenants are often reluctant to ask for modifications as a reasonable accommodation. While the fair housing act requires private market landlords to allow accessibility modifications, it does not require or help them to pay. If you live in a community that receives award under this provision, you can advocate for awardees to prioritize the accessibility and habitability needs of tenants with eligible landlords.

PROVISIONS TO MONITOR FOR CONCERNS

Section 212: Rental Assistance Demonstration (RAD) Expansion

What does this provision do? This section increases the cap on the number of public housing agency (PHA) units that can undergo RAD conversions from 455,000 to 555,000. According to HUD, as of June 2026, 263,933 units at almost 1,911 properties have been converted under the RAD program; 66,304 units are in the pipeline and 147,822 units are “reserved” as part of a large portfolio of units to be converted over time. This totals 411,914 units, 43,086 below the “old” 455,000 cap.

The RAD program was authorized in 2012 with the goal of helping to preserve low-income housing. RAD allows PHAs to leverage Section 8 rental assistance contracts to access private capital to make major physical improvements at public housing properties. Typically, when a property “converts” via RAD, the property is moved from the Section 9 public housing platform to the Section 8 platform, meaning it gets a long-term rental assistance contract and residents continue to pay 30% of their income on rent.

NLIHC has opposed RAD expansion and raised concerns about the enforcement of tenant protections at properties that have converted through RAD. This provision in ROAD does provide HUD with additional tools to monitor and enforce tenant protections at RAD properties, which is a step toward addressing concerns historically held by NLIHC. It will be essential for Congress to ensure that HUD actively monitors and enforces rights and protections for tenants in properties converted under RAD.

Who will be impacted? Public Housing residents, if your PHA participates in RAD, will be impacted. HUD requires that PHAs notify residents and resident associations, and [consult with them throughout the conversion process](#), and discuss RAD in public hearings. Residents can hold PHAs and other involved parties accountable to their rights.

For more information, see NLIHC's [Advocates' Guide article on Rental Assistance Demonstration](#).

Section 505: New Moving to Work Cohort

What does this provision do? This section authorizes a new cohort for the Moving to Work (MTW) demonstration program, adding 25 public housing agencies (PHAs) to the program (there are currently [139 PHAs](#) in the program).

PHAs that are part of the MTW Demonstration are allowed to implement certain experimental policies, if approved by HUD. The provision does not specify which policies will be approved for the new PHAs, but it does include guardrails saying that certain policies will not be allowed: work requirements, time limits, or significantly increased rents. These kinds of policies may be harmful to tenants, creating instability and uncertainty about their housing.

Some of the policies that existing MTW PHAs have adopted include: programs to equip residents for homeownership, mobility counseling, targeting certain underserved populations, and streamlining certain administrative procedures.

Who will be impacted? Residents of PHAs that are eventually chosen for the new MTW program cohort will be impacted.

For more information, see [NLIHC's Advocates' Guide article on Moving to Work](#).

PROVISIONS THAT WILL IMPACT HOUSING SUPPLY

Many of the provisions in the 21st Century ROAD to Housing Act will have more long-term impacts on housing supply, by creating pilot programs for housing construction and rehabilitation, lowering costs, and speeding up construction of housing.

Section 107: Housing Supply Frameworks Act

Directs HUD to identify best practices in zoning and land use that will result in increased housing supply and develop "state zoning frameworks" and "local zoning frameworks" to assist state and local governments. Zoning and land use reforms to be considered may include reducing parking minimums, eliminating restrictions on accessory dwelling units (ADUs), increasing by-right uses, including duplex, triplex, or quadraplex buildings across cities or metropolitan areas, and policies to encourage transit-oriented development.

Section 203: Community Investment and Prosperity Act

Banks are currently allowed by statute to use 15% of their capital and surplus on "public welfare investments." This provision increases that cap to 20%. "Public welfare investments" include investments in affordable housing, including equity investments in Low-Income Housing Tax Credit developments, small businesses, technical assistance, financial literacy, and other community development activities. With the expansion of the LIHTC program under H.R.1, stakeholders have been advocating for policies that will increase investor demand, ensuring credit pricing that is beneficial for development financing. This provision is one such policy.

Section 204: Addition of Affordable Housing Construction as an Eligible Activity

This provision allows Community Development Block Grant (CDBG) funding to be used for new affordable housing construction. Currently, CDBG funds can only be used for new construction in limited circumstances. The provision allows CDBG recipients to use up to 20% of their allocated amount for new construction.

For more information, see NLIHC's [Advocates' Guide article on Community Development Block Grant and Section 108 Loan Guarantee Programs](#).

Section 205: Better Use of Intergovernmental and Local Development (BUILD) Housing Act

Designates certain HUD projects as "special projects," giving HUD the authority to delegate and coordinate environmental reviews required by the National Environmental Policy Act (NEPA).

Section 206: Unlocking Housing Supply Through Streamlined and Modernized Reviews Act

Allows HUD to reclassify certain housing-related activities for purposes of environmental reviews required by the National Environmental Policy Act (NEPA).

Section 207: Grants for Planning and Implementation Associated with Affordable Housing

This provision establishes a competitive grant program within HUD to award grants to eligible entities (such as state governments, local governments, and regional planning agencies) to assist with planning and implementation activities associated with affordable housing and community development.

Section 208: Innovation Fund

This provision creates a \$200 million annual competitive grant program for five years that can be used for a wide range of activities that support housing and community development. Housing constructed with these funds must be "attainable" as defined by the provision: housing that serves households earning not more than 120 percent of the area median income, if the majority of the housing units are affordable to households earning not more than 60 percent of the area median income.

Section 209: Accelerating Home Building Act

Authorizes HUD to provide grants to eligible entities to select pre-reviewed designs for mixed-income housing structures with fewer than 25 units. "Pre-reviewed designs," also known as "pattern books," provide sets of construction plans that have been assessed and approved by localities for compliance with local laws and standards. Using these designs can expedite and streamline housing construction. The bill specifies at least 10% of authorized funding should be targeted to rural areas.

Section 210: Revitalizing Empty Structures into Desirable Environments (RESIDE) Act

This provision would establish a pilot grant program within the HOME Investment Partnerships Program for eligible entities to convert vacant and abandoned buildings, such as warehouses, strip malls, or other buildings, into “attainable” or “mixed-income housing.” Housing constructed with these funds must be “attainable” as defined by the provision: housing that serves households earning not more than 120 percent of the area median income, if the majority of the housing units are affordable to households earning not more than 60 percent of the area median income.

Section 213: Build Now Act

This section ties some localities’ Community Development Block Grant (CDBG) funding to their housing production. The provision would include bonuses for localities that improve their track record on increasing housing supply and small CDBG funding reductions for localities that fail to improve housing growth. The provision includes several exemptions, including communities that have been subject to a major disaster or emergency declaration in the preceding three years and jurisdictions with low rents and home values, among other exemptions.

Section 302: Modular Housing Production Act

Directs the HUD Secretary to review Federal Housing Administration (FHA) construction financing programs and identify barriers to the use of modular home methods, including financing program features such as construction draw schedules, and to initiate rulemaking to examine an alternative draw schedule for modular and manufactured housing.

Section 501: HOME Investment Partnerships Reauthorization and Reform Act

This provision reauthorizes the HOME program and makes several reforms related to income restrictions for homeownership activities, environmental reviews, community land trusts, deadline for fund withdrawals, the definition of a Community Housing Development Organization (CHDO), tenant protections and Build America, Buy America (BABA) requirements. The provision on BABA requires HUD to complete a review of the implementation of BABA with respect to the HOME program and provide updated guidance.

For more information, see NLIHC’s [Advocates’ Guide article on the HOME Investment Partnerships Program](#).

Operations Report July 2026

Housing Programs Snapshot

Housing Choice Voucher (HCV) Program

The HCV Program provides rental assistance to income-eligible households through partnerships with private landlords, enabling access to affordable housing throughout the community while promoting housing choice and mobility.

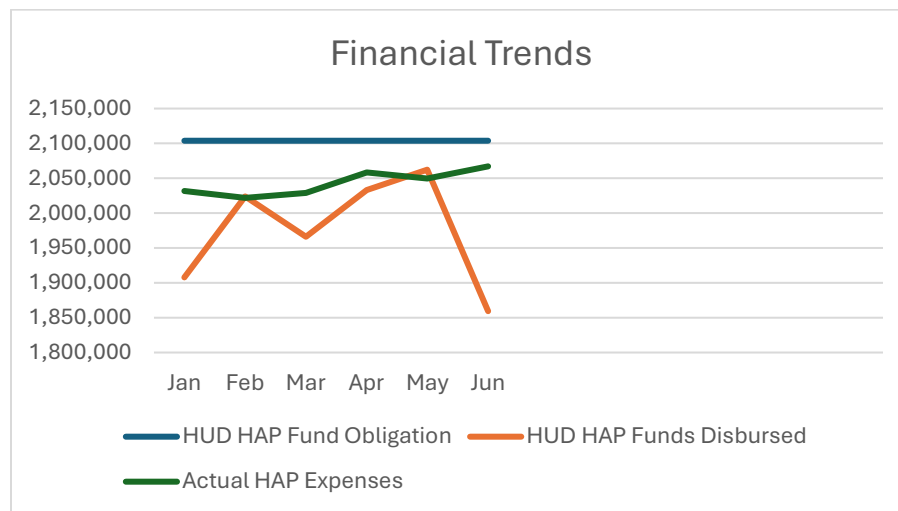
June Snapshot

Current HCV lease-up: 1731 out of 1818 total vouchers

Unit utilization: 96.62%

Actual monthly HAP expense: \$2,067,057

Average per Unit HAP: \$1,173.22



Program Updates

- In June, HUD confirmed BHA is not projected to experience an HCV funding shortfall in 2026 and released BHA from shortfall prevention measures, allowing certain leasing activities, including port-outs to higher-cost areas and project-based voucher moves to resume.
 - o HCV attrition remains exceptionally low, limiting opportunities for program growth and new admissions.
- BHA's 2026 leasing strategy will continue to prioritize creating capacity through attrition to transition eligible households from Emergency Housing Voucher (EHV) program to the HCV program. Voucher selections will remain suspended, except for limited, targeted admissions.
- BHA received an additional \$22,854 in 2025 shortfall funding, fully covering the remaining 2025 shortfall balance.
- HUD released 2026 HCV Housing Assistance Payment (HAP) renewal funding, which aligns with projections and reflects a modest increase over 2025 funding levels.

Mainstream 5

Mainstream Vouchers provide rental assistance to income-eligible households that include a non-elderly person with a disability (ages 18–61). The program supports housing stability, independence, and increased housing choice for people with disabilities.

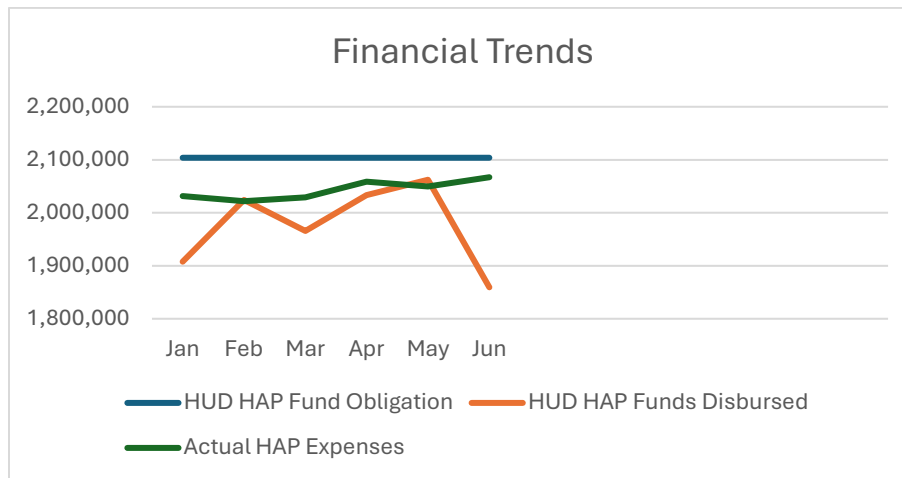
June Snapshot

Current Mainstream lease-up: 156 out of 158 total vouchers

Unit utilization: 100.54%

Actual monthly HAP expense: \$162,407

Average per Unit HAP: \$1,046.83



Emergency Housing Vouchers

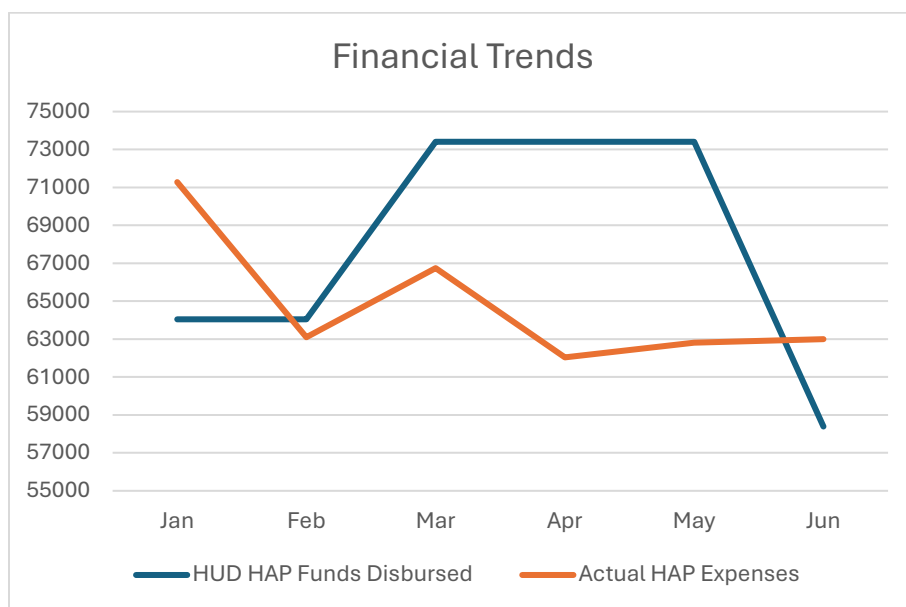
Emergency Housing Vouchers (EHVs) provide rental assistance to households experiencing homelessness or severe housing instability, helping some of the community's most vulnerable residents secure and maintain housing. As the federally funded EHV program sunsets, BHA is strategically transitioning participating households to other voucher programs to preserve housing stability and minimize disruptions in assistance.

June Snapshot

Current Mainstream lease-up: 49 out of 63 total vouchers

Actual monthly HAP expense: \$62,994

Average per Unit HAP: \$1,323.07



Program Updates

- BHA will transition approximately 10 EHV households to the HCV program in August, extending EHV funding into 2027 and creating capacity to support future transitions of remaining EHV households as voucher availability allows.

Public Housing

The Public Housing Program provides affordable, income-based housing for eligible low-income households in housing authority-owned properties. The program serves as a long-term housing resource that promotes stability, preserves affordable housing inventory, and supports residents in maintaining safe and secure homes.

June Snapshot

Occupancy Rate

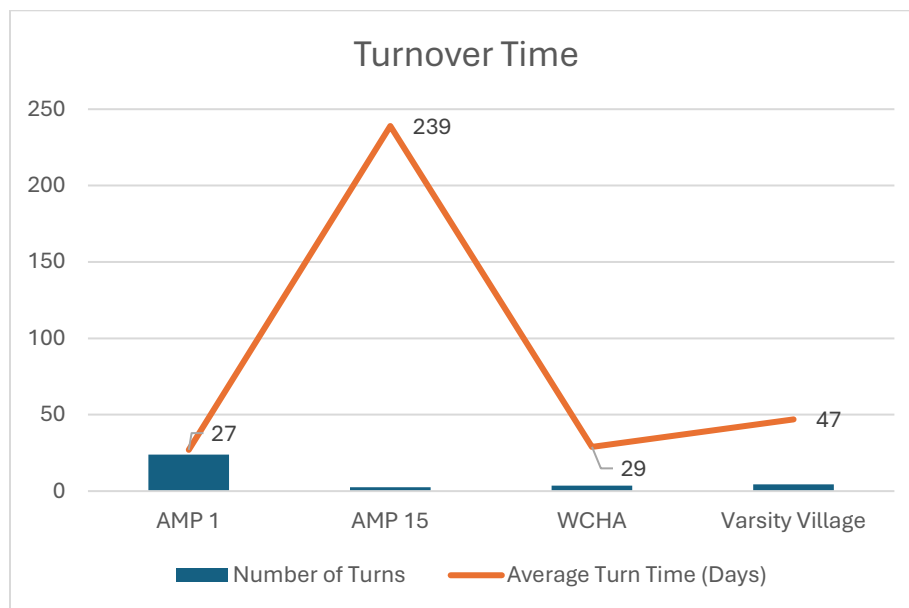
High-rises (AMP 1): 98.99%

Family City (AMP 15): 99.23%

Family County: 99.07%

Total Turnovers YTD: 26

Routine Work Orders YTD: 1816



Program Updates

- Maintenance activities during the reporting period focused on operational improvements and capital maintenance needs, including:
 - o Enhanced the unit turnover process by implementing a quality control inspection prior to unit release for leasing. This additional review helps ensure units are rent-ready, meet BHA quality standards, and identify opportunities for staff training and greater consistency in workmanship.
 - o Completed electrical outlet upgrades at Hillside Homes.
 - o Completed sewer line repairs at Baycrest.
 - o Conducted assessments of site drainage and water infrastructure at Birches and Varsity Village.
 - o Prepared for the Whatcom County National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection.
 - o Completed preventative maintenance inspections at Varsity Village.

- Initiated testing of Yarid’s mobile work order platform to evaluate its potential integration into BHA's maintenance operations and work order management processes.



Washington Square garden boxes

Goals, Initiatives, Progress

Program Expansion

- In partnership with the local Department of Veterans Affairs, BHA secured 10 additional Veterans Affairs Supportive Housing (VASH) vouchers. Effective August 1, 2026, the award will increase the agency's total VASH allocation to 85 vouchers, expanding housing opportunities for veterans.
- BHA was awarded 19 additional Foster Youth to Independence (FYI) vouchers, effective June 1, increasing the agency's total FYI allocation to 32 vouchers and expanding housing assistance for young adults transitioning from foster care.
- BHA secured an additional \$10,142 in HUD VASH administrative funding to support program operations and housing stability efforts, including lease-up costs, security deposits, application fees, and landlord incentives.
- Through a competitive Request for Proposals process, BHA selected Ubuntu Housing Partners LLLP for an allocation of up to 16 project-based vouchers at the proposed Unity Street development, a project that will deliver 64 affordable one- and two-bedroom homes in downtown Bellingham.

Advancing Successful Partnerships

- Maintained active participation in the Washington State HCV Managers Group, supporting collaboration, policy alignment, and information sharing with peer housing authorities.
- Continued engagement with key community partners, including Lydia Place, Opportunity Council, the Department of Children, Youth, and Families (DCYF), and the Department of Veterans Affairs (VA), to coordinate housing and supportive services for shared program participants.

- Participated in ongoing bi-weekly and monthly Low-Income Housing Tax Credit (LIHTC) portfolio management meetings with Indigo to support asset performance, compliance, and operational oversight.
- Property management staff completed the City of Bellingham's New Rental Ordinance training to ensure compliance with evolving local housing regulations.
- Staff attended the Cedar Commons grand opening, celebrating the addition of new affordable housing opportunities within the community.

Program Integrity, Efficiency, and Stability

- Rehabilitation work at Creekside Meadows commenced on May 4 and is being completed in three phases. Residents are being temporarily relocated to vacant on-site "hotel" units during construction and will return to their original units upon completion. Each phase is expected to take approximately six weeks, with full project completion anticipated in September.
- BHA released a Request for Proposals (RFP) for property management services for a portion of the BWCHA Low-Income Housing Tax Credit (LIHTC) portfolio. Four proposals were received, and Indigo Real Estate Services, Inc., was selected through the competitive procurement process.
- The following regulatory, lender, investor, and agency inspections have been completed or are scheduled to occur during 2026:

Property/Program	Date	Reviewer	Type	Score
Public Housing – High-rises	1/7/2026	HUD	NSPIRE	87/100
Public Housing - County	7/8/2026	HUD	NSPIRE	TBD
Varsity Village	7/21/2026	Enterprise	Investor Review	TBD

Enhancing Customer Experience

- BHA was awarded \$1.2 million through the Washington State Department of Commerce's Housing Preservation Program (HPP) to fund roof replacement work at River House, including associated gutter and downspout improvements.
- Continued resident engagement through monthly meetings at each high-rise community and regular meetings at Varsity Village.
- Collaborated with local Aging Well partners to explore possible implementation of the Aging 360 program, which provides older adults with practical, low-cost strategies to improve home safety, support aging in place, and increase social connection. The program is targeted to lower-income seniors and would be offered at no cost to participants.
- Staff engaged with Opportunity Council resident engagement representatives to identify partnership opportunities and expand resident programming and community-building activities.
- Continued testing of Yardi system enhancements, including a new online rent increase request process for landlords, aimed at improving efficiency and customer service.
- Completed the annual "Save My Spot" waitlist update process from April 15 through May 15. Notices were distributed to 1,665 households through multiple communication channels, including email, mailed notices, reader boards, and community partners. A total of 1,062 households (64%) responded. Consistent annual scheduling and coordinated outreach efforts contributed to strong participation and will support upcoming waitlist openings.



Bellingham & Whatcom County Housing Authorities

To: Board of Commissioners
From: Lindsay Burmeister, HR Manager
Date: August 18th, 2026
Re: Annual Workplace Safety Update

Background

I am pleased to report that The Bellingham & Whatcom County Housing Authority (BWCHA) has continued to maintain strong safety performance in 2026. This reflects our agency-wide commitment to ensuring safe, healthy, and productive work environments for all employees. We are proud of this progress and will continue to build on it through active engagement, ongoing training, and cross-departmental collaboration.

I'm excited to share some of the work the Human Resources team is undertaking to support a safe workplace environment.

Safety Committee Leadership

Our monthly Safety Committee meets on a monthly basis and plays a critical role in our safety culture. The committee is composed of staff at all levels of the organization, representing a wide range of departments and perspectives:

- **Steve Amos**, Maintenance Manager
- **Lindsay Burmeister**, HR Manager / Executive Services
- **Lisa Hansen**, Payroll Manager / HR Generalist
- **David Kirichkov**, IT Specialist – Systems Support Technician
- **William Morgan**, Maintenance Technician I
- **Kellyann Walbeck**, Housing Programs Coordinator II

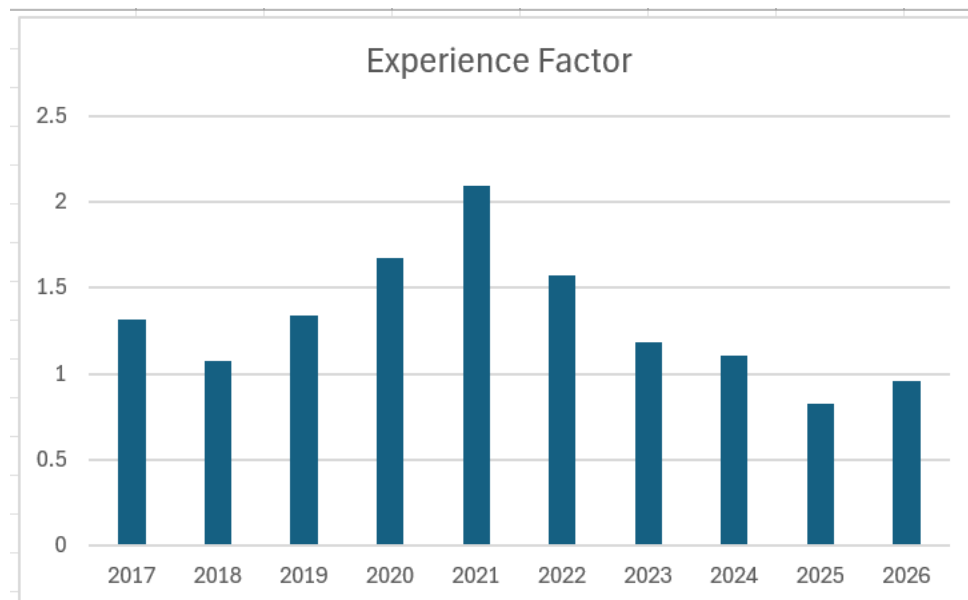
These members work together to evaluate safety concerns, share departmental insights, and ensure that communication about safety is inclusive and comprehensive.

BWCHA's Experience Factor - What is an experience factor and why does it matter?

BWCHA achieved a 2026 Experience Factor of 0.9537. This metric, determined annually by the Washington Department of Labor & Industries, compares our workers' compensation claims history to that of similar organizations. A factor below 1.0 indicates better-than-average performance and results in lower insurance premiums for the agency. Our steady reduction over the past five years demonstrates a consistent and focused commitment to employee safety and risk mitigation. The chart below illustrates our Experience Factor over time.



Bellingham & Whatcom County Housing Authorities



What are the benefits of a low experience factor?

A reduced Experience Factor is representative of several important benefits:

- Healthier employees, with fewer workplace injuries and faster returns to work.
- Improved operations, as reduced downtime supports service continuity and organizational resilience.
- Lower workers' compensation premiums, allowing us to redirect savings toward facility improvements, staff development, and other agency initiatives.

How We Achieved This Success

Our success is the result of intentional, ongoing efforts across departments, including:

- Regular and targeted safety training for staff
- A dedicated safety committee that meets monthly to proactively review concerns, incidents, and trends
- Detailed accident investigations and timely follow-ups
- A strong return-to-work program to support injured employees
- Internal safety audits and inspections to identify and resolve potential hazards early
- A culture of shared responsibility, where staff at all levels actively contribute to workplace safety

2026 Annual Safety Compliance Audit

In July, Lisa Hansen, Steve Amos, and I conducted our annual Safety Compliance Walk Through Audit at all agency locations, including our Grounds Department, Maintenance Shop, York Street office, and Samish Commons office. We ensure that all locations are OSHA and WISHA compliant, and that any potential safety issues are identified and addressed. The audit resulted



in very few findings, all of which were minor in nature. These findings are currently being addressed either through maintenance work orders or by staff directly.

Workplace Injury Tracking

Lastly, we are happy to report that BWCHA Staff are approaching the 3-year mark for Accident-Free Days. Our Safety Committee keeps track of Accident-Free Days, and we typically celebrate this important milestone with an all-staff pizza party. In addition to tracking Accident-Free Days, our Safety Committee proactively reviews safety concerns, including incidents, accidents and trends on a monthly basis.



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
Steve Grichel, Housing Programs Manager
Robyn Weber, Affordable Housing Programs Manager

DATE: August 18, 2026

SUBJECT: BHA FY 2027 Public Housing Agency Plan Revision Summary

BACKGROUND

The Public Housing Agency (PHA) Plan is a comprehensive guide to the policies, programs, operations, and strategies for meeting local housing needs and goals. PHA's are required to submit Annual Plans every year, and a 5-Year Plan every fifth fiscal year. The Bellingham Housing Authority is submitting an Annual Plan this year. The current 5-Year plan was completed in 2026.

SUMMARY

Plan Templates

HUD Steamlined Annual PHA Plan (50075-HP)

- Updated PHA Plan Elements to reflect plans for the next year.
- Updated Goals, Objectives and Progress Report to reflect progress over the past year on current goals.

The Admissions and Continued Occupancy Policy (ACOP)

The following is a high-level summary of the proposed revisions, organized by chapter. The revisions are available for review at: <https://bellingshamhousing.org/about-us/public-comment/>

Introduction

- Revised to account for most recent HOTMA guidance.

Chapter 1

- Revised history of the program section to include information on full HOTMA compliance.

Chapter 2

- Revised equal access language.

- Revised policy language on serving limited English proficient (LEP) persons.
- Elaborated policy language on how to file a discrimination complaint.
- Clarified language regarding enforcement actions on national origin discrimination per FHEO memo 9/19/25.

Chapter 3

- Contains clarifications on citizenship or eligible immigration status.
- Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrests records set forth in Notice PIH 2025-26.
- Added clarification regarding criminal background checks per Notice PIH 2012-28.
- Removed language calling out policy that will apply upon the HOTMA compliance date.

Chapter 4

- Revised policy language on limited English proficient (LEP) persons.

Chapter 6

- Removed policy language regarding Earned Income Disallowance, as this has now fully sunset.
- Updated for inflationary adjustments.
- Clarified student financial assistance.
- Clarified alimony and child support per Notice PIH 2023-27 and answers received from Hotmaquestions@hud.gov.
- Clarified phased-in relief for hardship exemptions based on answers received from Hotmaquestions@hud.gov.

Chapter 7

- Revised policy regarding Deceased Tenants Reports per Notice PIH 2026-11.
- Clarified student financial assistance.
- Clarified the treatment of income based on answers received from Hotmaquestions@hud.gov.
- Updated inflationary adjustments.
- Clarified citizenship or eligible immigration status.

Chapter 9

- Revisions on conducting interim reexaminations per Notice PIH 2023-27, revision 3.

Chapter 10

- This chapter contains edits to reflect rescinding of notice FHEO 2020-01.

Chapter 11

- This chapter contains only minor modifications for clarity.

Chapter 12

- Clarified language to reflect updated VAWA forms.

Chapter 13

- Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.

- Revised sections on death of a sole family member and family absence from the unit per Notice PIH 2026-11.

Chapter 14

- Revised policy language on limited English proficient (LEP) persons.

Chapter 15

- Revised amount of federal awards required to have an independent audit.

Chapter 16

- Matched policy language on repayment of debts to Model Admin Plan.
- Clarified language to reflect updated VAWA forms and included sample versions of new forms.

Glossary

- Revised definitions to reflect updated VAWA forms.
- Removed pre-HOTMA definitions and language calling out definitions that will apply upon the HOTMA compliance date.

Appendix

- Removed appendix.

The Housing Choice Voucher Administrative Plan (Admin Plan)

The following is a high-level summary of the proposed revisions, organized by chapter. The revisions are available for review at: <https://bellinghamhousing.org/about-us/public-comment/>

Introduction

- Revised to account for most recent HOTMA guidance and updated NSPIRE compliance date.

Chapter 1

- Contains clarification for the HOTMA Voucher Final Rule, particularly as relevant to the contents of the plan.
- Revised history of the program section to include information on full HOTMA compliance.

Chapter 2

- Revised equal access language.
- Revised policy language on serving limited English proficient (LEP) persons.
- Elaborated policy language on how to file a discrimination complaint.
- Clarified language regarding enforcement actions on national origin discrimination per FHEO memo 9/19/25.

Chapter 3

- Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38.
- Revised to account for updated HUD guidance on use of arrests records set forth in Notice PIH 2025-26.
- Added clarification regarding criminal background checks per Notice PIH 2012-28.
- Removed language calling out policy that will apply upon the HOTMA compliance date.

Chapter 4

- Revised policy language on limited English proficient (LEP) persons.

Chapter 5

- Revised policy language on limited English proficient (LEP) persons.
- Clarified language to reflect updated VAWA forms.
- Clarified that the PHA may rescind the voucher for insufficient funding with HUD approval.

Chapter 6

- Clarified alimony and child support per Notice PIH 2023-27 and answers received from Hotmaquestions@hud.gov.
- Clarified phased-in relief for hardship exemptions based on answers received from Hotmaquestions@hud.gov.
- Removal of policy language regarding Earned Income Disallowance, as this has now fully sunset.
- Updated inflationary adjustments.

Chapter 7

- Revised policy regarding Deceased Tenants Reports per Notice PIH 2026-11.
- Clarified student financial assistance.
- Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov.
- Updates on inflationary adjustments.
- Clarifications on citizenship or eligible immigration status.
- Clarified language to reflect updated VAWA forms.

Chapter 8

- Revised language on rent increases.
- Updated NSPIRE compliance date.
- Updated citations related to life-threatening deficiencies.
- Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later.

Chapter 9

- Added section on PHA Leasing Assistance for Families in accordance with Notice PIH 2022-18.

Chapter 10

- This chapter contains only minor updates to bring the content current.

Chapter 11

- Policy clarifications based on answers received from Hotmaquestions@hud.gov.
- Revised policy language on limited English proficient (LEP) persons.
- Changes regarding conduction interim reexaminations per Notice PIH 2023-27, revision 3.

Chapter 12

- Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38.

- Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
- Revised sections on death of a sole family member and family absence from the unit per Notice PIH 2026-11.
- Removed language calling out policy that will apply upon the HOTMA compliance date.
- Policy revisions regarding insufficient funding per Notice PIH 2026-12, Revision 2.

Chapter 13

- Added section on owner incentive/retention payments in accordance with Notice PIH 2022-18.
- Added policy language to comply with HUD requirements and for ease of administration.

Chapter 14

- Revised amount of federal awards required to have an independent audit.

Chapter 15

- Added section on use of exception payment standards in line with Notice PIH 2025-12.

Chapter 16

- Clarified reasonable accommodation language in line with Notice PIH 2025-12.
- Revised language on language assistance.
- Clarified record retention language on equal access.
- Revised language on medical and disability records citing Notice PIH 2010-26.
- Clarified language to reflect updated VAWA forms and included sample versions of new forms.

Chapter 17

- Revised language on language assistance.

Chapter 18

- Multiple sections of this chapter have been revised to align with Notice PIH 2019-23, REV-4.
- Updated language in accordance with the 2/26/25 interim final rule rescinding the 30-day notice of nonpayment of rent.

Chapter 19

- Updated FUP and FYI sections to bring current with Notice PIH 2025-08.
- Revised language on language assistance.
- Removed language on SSN and citizen status verification for the Stability Voucher program per Notice PIH 2026-05.

Glossary

- Revised definitions to reflect updated VAWA forms.

Appendix

- Removed appendix.

Temporary Policy Supplement for Emergency Housing Vouchers (EHVs)

- Revised TPS for EHVs with updated information contained in Notices PIH 2025-07 and PIH 2025-19.



**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: Tony Casale, Director of Asset Development
DATE: August 18, 2026
SUBJECT: Review BHA Public Housing Draft 5-Year Action Plan for Capital Fund Grant Program 2026-2030

SUMMARY & BACKGROUND

As a component of the Low-Income Public Housing Program, the Bellingham Housing Authority receives an annual grant from the Department of Housing and Urban Development through their Capital Fund Program (CFP). Grant amounts are based on congressional appropriations and subject to change year-to-year, there is no competitive application process that must be followed.

The Capital Fund Program provides financial assistance to housing authorities for the specific purpose of modernizing existing public housing sites and addressing non-routine maintenance items that are not covered by the Operating Fund Program. Each year, housing authorities are required to develop or update a 5-Year Action Plan (Action Plan) to include anticipated work items that will be covered by subsequent CFP grants. Prior to finalizing a new Action Plan and accepting each year's CFP grant, the housing authority must conduct outreach meetings with residents and resident advisory boards, hold a public hearing, and seek approval from the Board of Commissioners.

The purpose of today's discussion is to review the draft Action Plan covering CFP grants for fiscal years 2026-2030. The Bellingham Housing Authority operates with a "rolling" plan, which means that it is updated each year by adding activities for the final year being covered. For example, this year we are adding work items for the FY 2030 grant but are required to carry forward work items previously established for 2026-2029. Once work activities are included in an approved Action Plan, they can be moved to a different year as needed, but new items cannot be added without HUD approval. Any new work activities that constitute a "significant amendment" will trigger requirements for another round of consultation meetings with residents and Commissioners.

In the 5-Year Action Plan, work items are organized based on which grant funds will be used to pay for the activities, not necessarily the calendar year when work will take place. Housing authorities are required to obligate at least 90% of CFP grant funds within 24 months of the award date, and all funds must be expended within 48 months.

The Bellingham Housing Authority's FY 2026 Capital Fund Program grant equals \$1,253,689 and covers the whole public housing portfolio under the city housing authority. This is a modest decrease over FY 2025 in which \$1,319,615 was received.

2026-2030 BHA Narrative Five Year Action Plan

The Bellingham Housing Authority's 2026–2030 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.

2026 HUD Allocation: \$ 1,253,689.00

2026

2026	Family Housing Admin	\$ 25,073.00	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	\$ 100,295.00	
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	\$ 15,000.00	
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	\$ 18,691.00	
2026	Washington Square - Window Replacement	\$ 424,630.00	Replacement of selected windows at Washington Square, includes envelop repair and A&E.
2026	Washington Square - Roof Replacement	\$ 635,000.00	Bid, procure, and contract for the replacement of the roof at Washington Square, including all necessary demolition, materials, labor, A&E, and related construction activities.
		\$ 1,253,689.00	\$ -

2027

2027	Family Housing Admin	\$ 25,073.00	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	\$ 100,295.00	

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. 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	High Rise A&E	\$ 15,000.00	
2027	High Rise Interior & Exterior Modernization	\$ 28,493.00	
2027	Family Housing Interior & Exterior Modernization	\$ 20,000.00	
2027	High Rise Elevator Updates	\$ 10,000.00	
2027	Lincoln Patio Modernization	\$ 30,196.00	
2027	Washington Square Roof Replacement	\$ 340,000.00	
2027	Chuckanut Window Replacement	\$ 674,632.00	
		\$ 1,253,689.00	\$ -
2028			
2028	Family Housing Admin	\$ 25,073.00	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	\$ 100,295.00	
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	\$ 15,000.00	
2028	High Rise Asphalt	\$ 35,000.00	Asphalt coating (2 coats), Crack sealing, and painting of the parking and other stiping.
2028	High Rise Interior & Exterior Modernization	\$ 20,000.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2028	Family Housing Interior & Exterior Modernization	\$ 20,000.00	

2028	Washington Square - Windows Replacement	\$ 258,321.00	Continue replacement of windows at Washington Square. Work includes bidding, procurement, A&E and installation of new windows.
2028	High Rise Bathroom Modernization	\$ 200,000.00	Modernize resident bathrooms in the High Rise building, including replacement of fixtures, finishes, and any plumbing upgrades as needed. Includes A&E
2028	High Rise Common Area Flooring Replacement	\$ 25,000.00	Replace common area flooring at Lincoln Square, Chuckanut Square, and Washington Square to improve safety, durability, and aesthetics.
2028	Chuckanut Square - Roof Replacement	\$ 550,000.00	Bid, procure, and contract for the replacement of the roof at Chuckanut Square, including all necessary demolition, materials, labor, and related construction activities.
		\$ 1,253,689.00	\$ -
2029			
2029	Family Housing Admin	\$ 25,073.00	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	\$ 100,295.00	
2029	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.
2029	High Rise A&E	\$ 15,000.00	
2029	High Rise Interior & Exterior Modernization	\$ 135,632.00	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	\$ 17,689.00	
2029	Chuckanut Square - Roof Replacement Completion	\$ 125,000.00	Finalize roof replacement at Chuckanut Square, including all necessary materials, installation, and related repairs.
2029	Washington Square - Windows Replacement	\$ 825,000.00	Continue the phased replacement of windows at Washington Square.
		\$ 1,253,689.00	\$ -
2030			
2030	Family Housing Admin	\$ 25,073.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries,

2030	High Rise Admin	\$ 100,295.00	project management, and other eligible administrative expenses.
2030	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior
2030	High Rise A&E	\$ 15,000.00	patios, windows, and other building envelope or site-related upgrades.
2030	Family Interior & Exterior Modernization	\$ 78,321.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2030	High Rise Interior & Exterior Modernization	\$ 125,000.00	
2030	High Rise rooftop fan replacement	\$ 125,000.00	Replace the rooftop fans on Chuckanut (7), Lincoln (7), Washington(9), includes A&E services as needed.
2030	Texas Meadows Siding Replacement	\$ 775,000.00	Replace siding at Texas Meadows
		\$ 1,253,689.00	\$ -

Updated 7/15/26



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 **08/18/2026** the board, by (unanimous, majority) vote, does approve for payment those vouchers and the cash disbursements for the month **June 2026** described as follows:

Funds	<u>Voucher Numbers</u>	
Payroll 6/13/26:	<u>6548 to 6601</u>	\$ 155,837.29
Payroll 6/27/26:	<u>6611 to 6665</u>	\$ 157,314.08
BHA – Public Housing:	<u>2111 to 2124</u>	\$ 2,801,913.66
Direct Deposit Checks	<u>1350 to 1358</u>	\$ 728.00
Central Office/Maint. Fund:	<u>33060 to 33148</u>	\$ 271,400.82
Direct Deposit Checks	<u>89 to 89</u>	\$ 39,466.10
Section 8 Vouchers:	<u>132905 to 133227</u>	\$ 839,935.45
Direct Deposit Checks	<u>89987 to 90136</u>	\$ 1,502,634.45
BHA/Local Fund:	<u>10598 to 10617</u>	\$ 4,471,745.45
Direct Deposit Checks	<u>131 to 131</u>	\$ 3,910.36
WCHA – Public Housing:	<u>7764 to 7770</u>	\$ 297,405.21
Direct Deposit Checks	<u>928 to 931</u>	\$ 682.00
*Misc. ACH & Wire Transfers	<u>JV 25592 to JV 25697</u>	\$ 21,126.49

Chair

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



BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES

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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 **08/18/2026** the board, by (unanimous, majority) vote, does approve for payment those vouchers and the cash disbursements for the month **July 2026** described as follows:

Funds	<u>Voucher Numbers</u>	
Payroll 7/11/26:	<u>6675 to 6729</u>	\$ 158,927.06
Payroll 7/25/26:	<u>6739 to 6793</u>	\$ 161,714.26
US Bank Transactions:		
BHA – Public Housing:	<u>2125 to 2135</u>	\$ 821.00
Direct Deposit Checks	<u>1359 to 1366</u>	\$ 693.00
Central Office/Maint. Fund :	<u>33149 to 33155</u>	\$ 666.00
Section 8 Vouchers:	<u>133228 to 133544</u>	\$ 4,474,626.71
Direct Deposit Checks	<u>90137 to 90281</u>	\$ 1,497,794.80
WCHA – Public Housing:	<u>7771 to 7775</u>	\$ 371.00
Direct Deposit Checks	<u>932 to 935</u>	\$ 682.00
Key Bank Transactions:		
BHA – Public Housing:	<u>2124 to 2125</u>	\$ 765,303.77
Direct Deposit Checks	<u>1360 to 1360</u>	\$ 49.00
Central Office/Maint. Fund:	<u>33150 to 33240</u>	\$ 342,294.91
Direct Deposit Checks	<u>91 to 94</u>	\$ 8,258.61
Section 8 Vouchers:	<u>133544 to 133549</u>	\$ 22,861.00
Direct Deposit Checks	<u>90283 to 90285</u>	\$ 2,642.00
BHA/Local Fund:	<u>10617 to 10642</u>	\$ 185,214.47



BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES

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WCHA – Public Housing:

*Misc. ACH & Wire Transfers

7771 to 7771

\$ 67,081.88

JV 25707 to JV 25707

\$ -745.22

Chair

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

BELLINGHAM HOUSING AUTHORITY
Board of Commissioners Regular Meeting
June 16, 2026

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a regular meeting on Tuesday, June 16, 2026 in a hybrid format. The meeting was called to order at 1:10 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 Valerie Billmire
Commissioner Terry Bornemann
Commissioner Stephen Gockley
Commissioner Steven Price

Absent & Excused:

Commissioner Alana Pattermann

BWCHA Staff Presenters:

Lindsay Burmeister, Executive Services/HR Manager
Andrew Calkins, Executive Director
Tony Casale, Director of Development
Chris Longwell, Director of IT

Guest Presenters:

PUBLIC COMMENT AND RESIDENT INPUT

Paul Moore, Washington Square Resident – The Memorial Day BBQ and potluck occurred. In-house library is being organized by a volunteer. The janitor has been working hard to clean up the building, particularly the common areas.

Christina Gomez, Varsity Village Resident – Requested oversight in the processing of a reported income change.

A. REPORTS

1. Executive Director Report: Attached to the Agenda
Executive Director Andrew Calkins presented the Executive Director’s Report and provided an update on the voucher program’s shortfall status.
2. Development Report: Attached to the Agenda
Director of Development Tony Casale presented a development update.
3. Bi-Annual IT Report: Attached to the Agenda
Director of IT Chris Longwell presented their bi-annual IT update.

B. DISCUSSION / ACTION ITEMS

1. **Resolution 2842: Approve issuance of the BHA’s revolving line of credit revenue note, 2026 (Taxable) and revolving line of credit revenue note, 2026 (Tax-Exempt) in the combined principal amount of not to exceed \$20,000,000 at any one time outstanding**
Executive Director Andrew Calkins provided an overview of resolution 2842.

Approve Resolution 2842

Commissioner Billmire moved to approve the motion.

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

AYES:
Commissioner Valerie Billmire
Commissioner Terry Bornemann
Commissioner Stephen Gockley
Commissioner Steven Price

2. Resolution 2843: Authorize the acquisition of the Sehome Court property; ratify the negotiation and execution of a purchase and sale agreement for the acquisition of such property; authorize the execution and delivery of property transfer documents and other instruments

Director of Development Tony Casale provided an overview of resolution 2843.

Approve Resolution 2843

Commissioner Bornemann moved to approve the motion.

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

AYES:
Commissioner Valerie Billmire
Commissioner Terry Bornemann
Commissioner Stephen Gockley
Commissioner Steven Price

C. CONSENT ITEMS

Commissioner Billmire moved to approve the Consent Agenda as follows:

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

Motion: Approve Minutes for the May 2026 Regular BHA Board meeting.

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

AYES:
Commissioner Valerie Billmire
Commissioner Terry Bornemann
Commissioner Stephen Gockley
Commissioner Steven Price

NAYES: None

D. COMMISSIONER UPDATES

None

E. ADJOURNMENT

The public meeting was adjourned at 2:46PM

Respectfully Submitted,

**Andrew Calkins,
Secretary/Treasurer**

ATTEST:

**Stephen Gockley,
Chair, Board of Commission**

BELLINGHAM HOUSING AUTHORITY
*****Board of Commissioners Special Meeting*****
July 14, 2026

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a special meeting on Tuesday, July 14, 2026 in a hybrid format. The meeting was called to order at 1:00 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 Valerie Billmire
Commissioner Terry Bornemann
Commissioner Stephen Gockley
Commissioner Alana Pattermann
Commissioner Steven Price

Absent & Excused:

BWCHA Staff Presenters:

Lindsay Burmeister, Executive Services/HR Manager
Andrew Calkins, Executive Director
Tony Casale, Director of Development

Guest Presenters:

None

A. DISCUSSION / ACTION ITEMS

1. Resolution 2844: Authorize the Award of a Contract to Construct Samish Commons Early Learning Center Tenant Improvements

Director of Development Tony Casale provided an overview of resolution 2844.

Approve Resolution 2844

Commissioner Billmire moved to approve the motion

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

AYES:

Commissioner Valerie Billmire
Commissioner Terry Bornemann
Commissioner Stephen Gockley
Commissioner Alana Pattermann
Commissioner Steven Price

B. ADJOURNMENT

The public meeting was adjourned at 1:15PM

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 CANCELLED	N/A
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 Meeting Cancelled	Reports Annual: HR Safety Report Quarterly: Operations	Reports Quarterly: Development Quarterly: LIHTC Portfolio 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.