

BELLINGHAM HOUSING AUTHORITY
Board of Commissioners Regular Meeting
September 15, 2026

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a regular meeting on Tuesday, September 15, 2026 in a hybrid format. The meeting was called to order at 1:25 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 Stephen Gockley
Commissioner Steven Price

Absent & Excused:

Commissioner Terry Bornemann
Commissioner Alana Pattermann

BWCHA Staff Presenters:

Lindsay Burmeister, Executive Services/HR Manager
Andrew Calkins, Executive Director
Tony Casale, Director of Development
Steve Grichel, Housing Programs Manager
Robyn Weber, Affordable Housing Programs Manager

Guest Presenters:

None

PUBLIC COMMENT AND RESIDENT INPUT

Christina Gomez, Varsity Village Resident – Is concerned about how disabled residents are treated when they are going through changes in household composition, income, housing, or transfer needs. Does not feel that she received clear and consistent information about reasonable accommodations.

A. REPORTS

1. Executive Director Report: Attached to the Agenda
Executive Director Andrew Calkins presented the Executive Director’s Report
2. BHA Quarterly Financial Report: Attached to the Agenda
Executive Director Andrew Calkins introduced the BHA Quarterly Financial Report and asked the commissioners if they had any questions regarding the content of that report. Commissioners had no questions.
3. Quarterly Development Report: Attached to the Agenda
Director of Development Tony Casale presented the quarterly Development Report.
4. Low Income Housing Tax Credit (LIHTC) Portfolio Report: Attached to the Agenda
Asset Manager Myrriah Train presented a LIHTC update, providing an update on the Low Income Housing Tax Credit Properties.

B. HEARINGS / ACTION ITEMS:

RECESS THE PUBLIC MEETING AND OPEN A PUBLIC HEARING OF INTENT TO APPROVE RESOLUTION 2845, FY 2027 BHA PHA PLAN

PUBLIC HEARING

Public Hearing: Intent to Approve Resolution 2845, FY 2027 BHA PHA Plan

Public Comment and Resident Input:
None

CLOSE THE PUBLIC HEARING ON INTENT TO APPROVE RESOLUTION 2845, FY 2027 BHA PHA PLAN

1. Resolution 2845: Approve BHA PHA Action Plan ([Link to doc](#))

Housing Programs Manager Steve Grichel provided an overview of resolution 2845.

Approve Resolution 2845

Commissioner Billmire moved to approve the motion

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

AYES:
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

RECESS THE PUBLIC MEETING AND OPEN A PUBLIC HEARING OF INTENT TO APPROVE RESOLUTION 2846, BHA PUBLIC HOUSING 2026-2030 CAPITAL FUND 5-YEAR ACTION PLAN

PUBLIC HEARING

Public Hearing: BHA Public Housing 2026-2030 Capital Fund 5-year Intent to Approve Resolution 2846, FY 2027 BHA PHA Plan

Public Comment and Resident Input:
None

CLOSE THE PUBLIC HEARING ON INTENT TO APPROVE RESOLUTION 2846, BHA PUBLIC HOUSING 2026-2030 CAPITAL FUND 5-YEAR ACTION PLAN

2. Resolution 2846: Approve BHA Public Housing 2026-2030 Capital Fund 5-Year Action Plan

Director of Development Tony Casale provided an overview of resolution 2846.

Approve Resolution 2846

Commissioner Price moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

C. ADDITIONAL DISCUSSION / ACTION ITEMS

1. Resolution 2847: Authorize Issuance of Revenue Bond to Make a Loan to Ubuntu Housing Partners LLLP

Director of Development Tony Casale provided an overview of resolution 2847.

Approve Resolution 2847

Commissioner Billmire moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

2. Resolution 2848: Authorize the Lease of Property to Ubuntu Housing Partners LLLP

Director of Development Tony Casale provided an overview of resolution 2848.

Approve Resolution 2848

Commissioner Price moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

3. Nomination for Chair and Vice Chair (November 2026 – October 2027)

Commissioner Price nominated Valerie Billmire for Chair and Stephen Gockley for Vice Chair.

D. CONSENT ITEMS

Commissioner Billmire moved to approve the Consent Agenda as follows:

Motion: Approve Cash Disbursement/Vouchers for the Months of August 2026.

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

Motion: Approve BOC Meetings Calendar (January 2027 – December 2027)

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

AYES: Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

NAYES: None

E. COMMISSIONER UPDATES

None

F. EXECUTIVE SESSION

The Board entered Executive Session at 2:33pm pursuant to RCW 42.30.110(1)(f) to receive and evaluate complaints or charges brought against a public officer or employee;

No official action took place during the executive session.

Executive session adjourned at 3:15pm and Public Session was re-opened.

Motion 1: Commissioner Price made the following motion designating the Board of Commissioners' representatives to direct the Board's response to an internal personnel matter.

I move that the BWCHA Board of Commissioners authorize Stephen Gockley, Board Chair, and Valerie Billmire, Board Vice-Chair, as its representatives, acting jointly if possible or individually if needed, to direct activities on behalf of the Board in responding to an internal personnel matter currently before the Board, including engaging professional resources as they deem necessary, incurring related costs, and making decisions to implement reasonable steps in developing a fair and thorough response to the above matter. I further move that the Board of Commissioners approve all actions taken to date by Commissioners Gockley and Billmire for these purposes and hereafter require Commissioners Gockley and Billmire to provide the Board with interim status reports on the above matter every monthly Board meeting.

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

AYES: Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

NAYES: None

Motion 2: Commissioner Price made the following motion establishing a Schedule for the Board of Commissioners Annual Performance Review of the Executive Director / CEO

I move that the BWCHA Board of Commissioners approve a schedule for its annual performance review for the Executive Director/CEO that initiates that review for 2026 in January 2027 and, for subsequent years, initiates that review in November, starting in November 2027.

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

AYES:

Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Steven Price

NAYES:

None

G. ADJOURNMENT

The public meeting was adjourned at 3:20PM

Respectfully Submitted,

Andrew Calkins

**Andrew Calkins,
Secretary/Treasurer**

ATTEST:

Stephen Gockley
Stephen Gockley (Oct 21, 2026 09:05:13 PDT)

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

2026.9.15 BHA Minutes

Final Audit Report

2026-10-21

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