Housing Authority of Whatcom County

Notice of Regular Board Meeting
Whatcom County Housing Authority Board of Commissioners
Tuesday, October 20, 2026

Location: 321 N. Samish Way, by phone, or by zoom Time: 1:00pm

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AGENDA

A. ROLL CALL/QUORUM

B. PUBLIC COMMENT AND RESIDENT INPUT
*Public comments are only accepted in writing and must be submitted no later than 5pm on the day prior to the meeting.*

C. REPORTS
1. Fiscal Year 2025 WCHA Audit (Andrew Calkins, 10 minutes)

D. DISCUSSION / ACTION ITEMS

1. Approve WCHA Public Housing Utility Allowance and Flat Rent Schedule
Approve Resolution 831 (Robyn Weber, 10 minutes)

2. Election of Chair and Vice Chair (November 2026 - October 2027)
(Andrew Calkins, 5 minutes)

E. CONSENT ITEMS
1. Motion: Approve Cash Disbursements/Vouchers for the month of September 2026
2. Motion: Approve Minutes for the month of September 2026 Regular Board meeting

F. ADJOURNMENT

*The Bellingham Whatcom County Housing Authority Board of Commissioners will meet electronically on Tuesday, October 20, 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.***

*Those who wish to provide* ***public comment*** *may send direct e-mail to publiccomment@bellinghamhousing.org and must be submitted 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)*

WHATCOM COUNTY HOUSING AUTHORITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

Loveridge Hunt & Co., PLLC

CERTIFIED PUBLIC ACCOUNTANTS

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Loveridge Hunt & Co., PLLC
CERTIFIED PUBLIC ACCOUNTANTS

# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Whatcom County Housing Authority
Bellingham, Washington

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Whatcom County Housing Authority (the Authority) as of and for the year then ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated August 4, 2026.

## Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS - (CONTINUED)

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Loveridge Hunt & Co., PLLC
Bellevue, Washington
August 4, 2026

Loveridge Hunt & Co., PLLC
CERTIFIED PUBLIC ACCOUNTANTS

# INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Whatcom County Housing Authority
Bellingham, Washington

## Report on the Audit of the Financial Statements

### Opinion

We have audited the accompanying financial statements of the business-type activities of the Whatcom County Housing Authority (the Authority), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority, as of December 31, 2025, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Whatcom County Housing Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Whatcom County Housing Authority's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Whatcom County Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Whatcom County Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 8 to 12 and information on Schedules of OPEB Changes in Total Liability and Related Ratios and Schedules of Net Pension Liability and Pension Contribution on pages 34 to 37 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Financial Data Schedules are presented for the purpose of additional analysis as required by HUD, and are also not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards accepted in United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 4, 2026, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Loveridge Hunt & Co., PLLC

Bellevue, Washington
August 4, 2026

FINANCIAL SECTION

**Whatcom County Housing Authority**
**MANAGEMENT'S DISCUSSION AND ANALYSIS**
**For the Year Ended December 31, 2025**

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As management of the Housing Authority of Whatcom County (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

## Financial Highlights

- The net position (total assets plus deferred outflows of resources over total liabilities plus deferred inflows of resources) of the Authority at the close of the 2025 fiscal year was $8.1 million, a decrease of $50 thousand from the balance at the end of the prior fiscal year. The decrease was due to normal operations.

- The Authority's cash balance at the close of the 2025 fiscal year was $2.7 million, an increase of $.1 million.

- The Authority's programs expended $191 thousand in federal grant operating revenues during the 2025 fiscal year, compared to $228 thousand expended during the prior fiscal year.

- The Authority had operating revenues of $.8 million and operating expenses of $1.1 million for the 2025 fiscal year.

- The Authority's net capital grants for the 2025 fiscal year were $209 thousand.

## Overview of the Financial Statements

This management's discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of three components: 1) fund financial statements, 2) notes to the financial statements, and 3) required supplementary financial information.

## Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority has only one fund type, namely proprietary funds. The Authority has decided to report all programs as one major fund in the financial statements. For more information on the separate programs within the fund, they are listed separately on the Schedule of Expenditures of Federal Awards and in the Financial Data Schedule financial statements. The Authority is considered a Special Purpose Government. The U.S. Department of Housing and Urban Development (HUD) recommends that this model be used.

In accordance with GAAP reporting requirements, the statements include Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position, and Statement of Cash Flows.

**Notes to the Financial Statements**

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the proprietary fund financial statements. They are intended to disclose all pertinent matters as prescribed under GAAP.

Included on the books of the Authority is a blended component unit, a tax credit property where the Authority is the limited partner with a 99% ownership and the Housing Authority of the City of Bellingham (a related party to the Authority) is the general partner with a 1% ownership. Please see Note 9 Blended Component Unit for the condensed financial statements of the blended component unit.

**Supplementary Financial Information**

Effective September 1, 1998, the Department of Housing and Urban Development's Real Estate Assessment Center (REAC) established standards for the submission of Uniform Financial Reporting Standards for HUD Housing Programs. The standards included the creation of GAAP-based Financial Data Schedules and electronic reporting requirements. The report is a more easily readable fund-based columnar format that is inclusive of all HUD and public fund financial reports of the Authority. The reports include a Balance Sheet and a Statement of Operations.

In addition to the REAC standard reporting, the Authority prepares a Schedule of Expenditures of Federal Awards (SEFA). This report is based on a full accrual GAAP basis, where the grant revenues are recognized when earned.

**Authority-Wide Financial Analysis**

In accordance with Governmental Accounting Standards Board (GASB) Statement 34, a brief condensed comparative analysis of our current and prior year financial position and performance follows.

| **Net Position** (in thousands) | **2025** | **2024** |
|---|---|---|
| Current and Other Assets | $ 6,056.3 | $ 5,925.9 |
| Capital Assets | 3,727.0 | 3,726.7 |
| Total Assets | 9,783.3 | 9,652.6 |
| Total Deferred Outflows of Resources | 57.9 | 55.1 |
| Long-term Debt Outstanding | 257.5 | 272.4 |
| Other Liabilities | 1,461.6 | 1,259.5 |
| Total Liabilities | 1,719.1 | 1,531.9 |
| Total Deferred Inflows of Resources | 12.9 | 17.0 |
| Net Investment in Capital Assets | 3,469.5 | 3,454.3 |
| Restricted | 1,183.3 | 1,290.2 |
| Unrestricted | 3,456.4 | 3,414.3 |
| Total Net Position | $ 8,109.2 | $ 8,158.8 |

A large portion of the Authority's assets is invested in capital assets, which include land, buildings, capitalized improvements, and equipment. These capital assets are used to provide housing services to low and moderate-income tenants; consequently, these assets are not available for future spending. As of December 31, 2025, the total net investment in capital assets amounted to $3.5 million and accounted for 43% of the total net position. Further information on the Authority's capital assets can be found in Note 3 Capital Assets.

The Authority had a total of $6 million in current and other assets, 44% of which was in cash. This amounted to an increase of $.1 million from the year before. The increase in cash was mainly because of increases in restricted reserves and the result of operations.

The Authority incurs long-term debt, consisting of loans, notes, and bonds, to acquire and modernize real properties for low- and moderate-income housing, and to make loans to tax credit partnerships of which the Authority is the general partner or managing member. As of December 31, 2025, the total long-term debt outstanding amounted to $258 thousand (of which $15 thousand was classified as current portion) and accounted for 15% of the total liabilities. This was a decrease of $15 thousand from the prior year, resulting from annual debt payments. The Authority is in good standing with all debt obligations and foresees no imminent difficulties with meeting its scheduled debt payments. The Authority's debt schedule can be found in Note 7 Long Term Debt and Liabilities.

The Authority had a total of $1.46 million in other liabilities, 5% of which was in pension liabilities and other post-employment benefits (OPEB) liabilities. This amounted to an increase of $.2 million in other liabilities from the year before. The primary reason for the increase is the addition to accounts payable and other accrued liabilities as a result of the timing of payroll benefits. Unearned revenues of $.9 million was a carryover from prior years' FEMA funds that we have not spent as of December 31, 2025.

Net position serves as a useful indicator of a governmental entity's financial health. In the case of the Authority, total assets plus deferred outflows of resources exceeded total liabilities plus deferred inflows of resources by $8.1 million at the close of the 2025 fiscal year. The composition of the total net position (i.e., net investment in capital assets, restricted net position, and unrestricted net position) as of December 31, 2025, is $50 thousand less than it was as of December 31, 2024, which is primarily due to increases in operating costs. The unrestricted net position of the Authority, totaling $3.5 million and representing 43% of the total net position, was available for future use to provide additional housing services and resources.

**Changes in Net Position**

(in thousands)

| | 2025 | 2024 | Increase (Decrease) |
|---|---|---|---|
| Operating revenues | | | |
| Net tenant rental revenue | $ 580.6 | $ 536.0 | $ 44.6 |
| HUD operating grants | 190.8 | 228.4 | (37.6) |
| Other revenue | 23.5 | 45.0 | (21.5) |
| Total operating revenues | 794.9 | 809.4 | (14.5) |
| Non-operating revenues | | | |
| Interest and investment revenue | 92.8 | 117.6 | (24.8) |
| Total non-operating revenues | 92.8 | 117.6 | (24.8) |
| Total revenues | 887.7 | 927.0 | (39.3) |
| Operating expenses | | | |
| Administrative | 275.7 | 292.3 | (16.6) |
| Utilities | 103.7 | 82.3 | 21.4 |
| Ordinary maintenance & operation | 376.2 | 345.6 | 30.6 |
| Insurance premiums | 62.3 | 62.0 | 0.3 |
| Other general expenses | 121.1 | 34.4 | 86.7 |
| Depreciation expense and bond amortization | 193.6 | 182.8 | 10.8 |
| Total operating expenses | 1,132.6 | 999.4 | 133.2 |
| Non-operating expense | | | |
| Interest expense | 13.4 | 7.6 | 5.8 |
| Loss on special item | | 4.3 | (4.3) |
| Total non-operating expenses | 13.4 | 11.9 | 1.5 |
| Total expenses | 1,146.0 | 1,011.3 | 134.7 |
| Excess (deficiency) before contributions | (258.3) | (84.3) | (174.0) |
| Capital grant contributions | 208.7 | 159.2 | 49.5 |
| Change in net position | (49.6) | 74.9 | (124.5) |
| Total net position beginning of year | 8,158.8 | 8,083.9 | 74.9 |
| Total net position end of year | $ 8,109.2 | $ 8,158.8 | $ (49.6) |

For the year ended December 31, 2025, total revenues decreased by $39 thousand from the 2024 fiscal year: This was based on reduction of operating grants from HUD during 2025. Total expenses increased by $135 thousand. Overall, total expenditures exceeded total revenues by $258 thousand; with a capital contribution of $209 thousand for the fiscal year, the change in net position amounted to a decrease of $49.6 thousand.

Total operating revenues decreased by $15 thousand or 2% from the year before. This is based on a decrease in operating subsidy from HUD. Total operating expenses increased by $133 thousand or 13% from the year before. The increase in expenses was mainly due to increased costs in maintenance and operating expenses and utility increases.

Total non-operating expenses increased by $5.8 thousand, mainly due to an increase in interest expenses.

**Conditions and Future Events that will financially Impact the Authority**

The Authority is primarily dependent upon the federal government for the funding of operations; therefore, the Authority is subject to operational fluctuations due to the federal budget. Federal budget cuts have created funding reductions for the Authority. Public Housing Operating Fund Subsidies were funded at 99.5% of the full funding level for the calendar year 2024 and were funded at about 87% of the full funding level for the calendar year 2025.

**Contacting the Authority's Financial Management**

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director at the Bellingham & Whatcom County Housing Authorities at PO Box 9701, Bellingham, Washington 98227.

**WHATCOM COUNTY HOUSING AUTHORITY**
**Statement of Net Position**
**12/31/2025**

| | Primary Government |
|---|---|
| **ASSETS** | |
| *Current assets:* | |
| Cash and cash equivalents | $ 1,463,715 |
| Restricted cash - tenant security deposits | 33,527 |
| Restricted cash - other | 1,168,256 |
| Accounts receivable (net) | |
| Tenants | 53,684 |
| HUD | 4,326 |
| Miscellaneous | 105,391 |
| Prepaid expenses | 81,430 |
| Total current assets | 2,910,329 |
| *Non-current assets:* | |
| Restricted investments | |
| Notes receivable from related parties | 2,139,202 |
| Accrued interest receivable | 777,723 |
| Investment in related parties | 191,940 |
| Net pension asset | 37,130 |
| Capital assets | |
| Non-depreciable | 1,042,985 |
| Net depreciable | 2,683,984 |
| Total non-current assets | 6,872,964 |
| **Total Assets** | 9,783,293 |
| Deferred outflows of resources | |
| Amounts related to pensions and OPEB | 57,938 |
| **Total Deferred Outflows of Resources** | $ 57,938 |
| **LIABILITIES** | |
| *Current liabilities:* | |
| Accounts payable | $ 230,444 |
| Tenant security deposits | 55,582 |
| Unearned revenues | 939,830 |
| Accrued liabilities - other | 88,652 |
| Current portion of compensated absences | 19,468 |
| Current portion of long-term debt | |
| Capital projects | 15,362 |
| Total current liabilities | 1,349,338 |
| *Noncurrent liabilities:* | |
| Accrued interest | 35,870 |
| Bonds, notes and loans payable | |
| Capital projects | 242,140 |
| Accrued compensated absences | 14,234 |
| Other post-employment benefits | 68,634 |
| Pension liabilities | 8,859 |
| Total noncurrent liabilities | 369,737 |
| **Total Liabilities** | 1,719,075 |
| Deferred inflows of resources | |
| Amounts related to pensions | 12,941 |
| **Total Deferred Inflows of Resources** | 12,941 |
| **NET POSITION** | |
| Net Investment in capital assets | 3,469,467 |
| Restricted | 1,183,331 |
| Unrestricted | 3,456,418 |
| Total Net Position | $ 8,109,216 |

**WHATCOM COUNTY HOUSING AUTHORITY**
**Statement of Revenues, Expenses and Changes in Net Position**
**For the Year Ended December 31, 2025**

| | Primary Government |
|---|---|
| **Operating Revenues:** | |
| Tenant rents | $ 556,189 |
| Other tenant charges | 24,445 |
| HUD operating grant | 190,781 |
| Other revenue | 23,549 |
| Total operating revenues | 794,964 |
| **Operating Expenses:** | |
| Administrative | 275,673 |
| Utilities | 103,701 |
| Maintenance & operations | 376,149 |
| Insurance | 62,315 |
| Other general expenses | 72,730 |
| Bad debt | 48,434 |
| Depreciation and Amortization | 193,606 |
| Total operating expenses | 1,132,608 |
| Operating income (loss) | (337,644) |
| **Nonoperating Revenues (expenses):** | |
| Interest and investment revenue | 92,750 |
| Interest expense | (13,404) |
| Total nonoperating revenue (expenses) | 79,346 |
| Income (loss) before contributions | (258,298) |
| Capital grant contributions/Capital transfers | 208,683 |
| **Change in Net Position** | (49,615) |
| **Net Position - Beginning of Year** | 8,158,831 |
| **Net Position - End of Year** | $ 8,109,216 |

The accompanying notes are an integral part of these financial statements.

**WHATCOM COUNTY HOUSING AUTHORITY**
**Statement of Cash Flows**
**For the Year Ended December 31, 2025**

| | Primary Government 2025 |
|---|---|
| Cash flows from operating activities: | |
| Cash received from tenants | $ 597,345 |
| Other operating cash receipts | (65,767) |
| HUD operating grants | 208,534 |
| Cash payments to employees for services | (250,519) |
| Cash payments to suppliers for goods and services | (532,563) |
| Net cash used by operating activities | (42,970) |
| Cash flows from capital and related financing activities: | |
| Acquisition of capital assets | (193,851) |
| HUD capital grants | 208,683 |
| Repayments on revenue bonds and long-term notes payable | (14,942) |
| Interest paid on revenue bonds and long-term notes payable | (12,155) |
| Net cash used by capital and related financing activities | (12,265) |
| Cash flows from investing activities: | |
| Interest on investments and long-term receivables | 79,751 |
| Net cash provided (used) by investing activities | 79,751 |
| Net increase in cash and cash equivalents | 24,516 |
| Cash and cash equivalents at January 1, 2025 | 2,640,982 |
| Cash and cash equivalents at December 31, 2025 | $ 2,665,498 |
| Cash and cash equivalents | $ 1,463,715 |
| Restricted cash - tenant security deposits | 33,527 |
| Restricted cash - other | 1,168,256 |
| Cash, Statement of Net Position, ending | $ 2,665,498 |
| Reconciliation of income (loss) from operations to net cash provided by operating activities: | |
| Income (loss) from operations | $ (337,644) |
| Adjustments to reconcile income from operations to net cash provided by operating activities: | |
| Depreciation and amortization | 193,606 |
| Change in assets and liabilities: | |
| (Increase) decrease in accounts receivable | (70,794) |
| (Increase) decrease in prepaid items | (18,930) |
| Increase (decrease) in security deposits | 19,255 |
| Increase (decrease) in accounts payable | 117,649 |
| Increase (decrease) in accrued liabilities | 57,201 |
| Increase (decrease) in unearned income | (3,313) |
| Net cash provided by operating activities | $ (42,970) |

The accompanying notes are an integral part of these financial statements.

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the Whatcom County Housing Authority "the Authority" conform to generally accepted accounting principles (GAAP) as applicable to proprietary funds of governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The following is a summary of the most significant policies:

a. Reporting Entity

The Whatcom County Housing Authority is a public entity organized under RCW 35.82 and governed by an appointed board of commissioners. As required by generally accepted accounting principles, management has considered all potential component units in defining the reporting entity. These financial statements present the Whatcom County Housing Authority and its component unit. The Authority has one blended component unit and no discretely presented component unit. The component unit discussed below is included in the Authority's reporting entity because of the significance of the operational or financial relationships with the Authority.

Blended Component Units, despite being legally separate from the Authority, are, in substance, the same as the primary government. These component units are reported as if they are part of the Authority. The Authority has one blended component unit - namely, Willow Creek Associates L.P., a Low-Income Housing Tax Credit project - where the Authority owns 99% of the project's limited partnership interests and where the project's governing body is substantially the same as the Authority's board of commissioners. For more information, see Note 9 Blended Component Unit. Separate compiled financial statements for the project can be obtained by contacting the Authority.

The Authority, serving as the "General Partner", and the Bellingham Housing Authority, serving as the "Initial Limited Partner", form limited partnerships pursuant to the provisions of the Washington Uniform Limited Partnership Act, RCW 25.10 et Seq. (the "Act"). All of these partnerships were formed for the purpose of acquiring real property, and to develop and construct thereon housing units, and to operate, manage, and lease the projects in a manner that qualified the projects for low-income housing credit under Section 42 of the Internal Revenue Code of 1986, as amended. The General Partner ownership interests have been deemed not significant to the Authority's financial statements. The Authority is the General Partner to River House Associates, L.P., and the Bellingham Housing Authority is the substitute Limited Partner with a 99.9% interest in the partnership. Consequently, the partnership's financial results are included as a blended component unit in the Bellingham Housing Authority's annual report and is not considered a discretely presented component unit to the Authority in its annual report.

b. Basis of Accounting and Presentation

The accounting records of the Authority are maintained and reported in accordance with methods prescribed by the State Auditor under the Authority of Chapter 43.09 RCW and the Federal Department of Housing and Urban Development. The Authority must report using GAAP; however, it has the option to use either the single-enterprise proprietary fund or special purpose governmental fund model.

The Whatcom County Housing Authority has elected to report as a single-enterprise proprietary fund and uses the accrual basis of accounting. The measurement focus is on the flow of economic resources. The proprietary fund is composed of several programs. These programs are designed to provide low-income individuals with housing.

Proprietary funds are used to account for activities that are operated in a manner similar to private enterprise business. Under this method, revenues are recognized when earned and expenses are recognized when incurred. Capital asset purchases are capitalized, and long-term liabilities are accounted for in the fund.

c. Cash and Cash Equivalents

For the purposes of the statement of cash flows the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

d. Capital Assets

See Note 3 Capital Assets.

e. Restricted Assets

In accordance with bond resolutions and certain other agreements, separate restricted accounts are required to be established. The assets held in these accounts are restricted for specific uses, including debt service and other special reserve requirements. Restricted resources are currently held for the following purposes:

| | Primary Government |
|---|---|
| Replacement Reserves | $ 234,238 |
| Tax, Insurance, FEMA Reserves | 934,018 |
| Tenant Security Deposits | 33,527 |
| Total | $ 1,201,783 |

f. Receivables

Tenant accounts receivable are reported net of allowance for doubtful accounts. An allowance of $30,220 was recorded for the year ended December 31, 2025. The Authority's policy is to send out a first notice and a statement of account within 30 days after a tenant with an unpaid balance has moved out; 30 days after which a second notice and a repayment agreement are mailed. After another 30 days a third and final notice is sent. At the end of another 30 days the account is then written off the Authority's books and sent to collection.

g. Investments

The Authority uses fair value for reporting of investment balances. See Note 2 Deposits and Investments.

h. Compensated Absences

The Authority accounts for compensated absences, such as vacation leave, sick leave, and similar benefits. Liabilities for compensated absences are recognized when earned by employees and expected to be paid. Key policies include:

- Accrued Liabilities are recognized in the financial statements for amounts attributable to employees' services rendered through the end of the reporting period.
- Liabilities for compensated absences are measured based on pay rates in effect at reporting date and include applicable salary-related payments.
- The liability is categorized as current or noncurrent liability based on the timing of expected payments.
- Accrual of sick leave liabilities is based on policies allowing employees to receive payment for unused balances upon termination or retirement.
- The compensated absence liability is valued on the first-out (FIFO) basis. Future sick leave taken is assumed to be paid out of the amount accrued at year end.

i. Pension Liability

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of all state sponsored pension plans and additions to/deductions from those plans' fiduciary net position have been determined on the same basis as they are reported by the Washington State Department of Retirement Systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

j. Operating Revenues/Expenses

The Authority reports operating revenues as defined in GASB Statement No. 9. Operating revenues result from fees and charges from providing services in connection with the ongoing operations of providing low-income housing. Housing and Urban Development (HUD) subsidies and grants for operating activities are classified as operating revenues, based on guidance from HUD, the primary user of the financial statements, which is a departure from GAAP. Other operating subsidies and grants are reported as non-operating revenues and are presented as cash flows from non-capital financial activities in the statement of cash flows. Operating expenses are those expenses that are directly incurred in the operation of providing low-income housing.

This presentation where HUD subsidies and grants for operating activities are classified as operating revenues results in an operating income that is higher than the one in a non-operating revenue presentation by the amount of the HUD subsidies and grants. Overall, it does not affect the presentation of net income or the change in net position in the

Statement of Revenues, Expenses, and Changes in Net Position, or the presentation of cash and cash equivalents in the Statement of Cash Flows.

k. Restricted Net Position

The restricted component of net position consists of restricted assets reduced by liabilities related to those assets. It is noncapital assets whose use is restricted through debt covenants, grantors, contributors, or law and regulations of other governments. The Authority's restricted net position is composed of replacement reserves, tax and insurance reserves, net pension assets, security deposit reserves as well as FEMA reserves totaling $1,201,631. It is the Authority's policy to first use restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

l. Certain Risk Disclosures

The Authority adopted GASB Statement No. 102, Certain Risk Disclosures, for the year ended December 31, 2025. Management evaluated the Authority's concentrations and constraints and determined that no associated events have occurred or are more likely than not to occur within 12 months of financial statement issuance, that would require disclosure under this Statement.

**NOTE 2 – DEPOSITS AND INVESTMENTS**

a. Deposits

For the year ended December 31, 2025, the Whatcom County Housing Authority held demand deposits totaling $2,665,498. The Authority's deposits and certificates of deposits are entirely insured by the Federal Depository Insurance Corporation (FDIC) or by collateral held in a multiple financial institution collateral pool administered by the Washington Public Deposit Protection Commission (PDPC). The Authority has no formal investment policy, nor a policy related to custodial credit risk; however, all deposits are insured.

b. Investments

The Authority did not hold any investments in securities at the 2025 fiscal year end.

**NOTE 3 - CAPITAL ASSETS**

Major expenses for capital assets, including capital leases and major repairs that increase useful lives, are capitalized. Maintenance and repairs, and minor renewals are expensed when incurred. Obligations under operating lease are disclosed in Note 5 Lease Commitments.

Capital assets, which are land, structures, and equipment, are reported in the financial statements at historical cost. Contributed or donated capital assets are valued at acquisition cost, as per GASB 72, Fair Value Measurement and Application. The Authority defines capital assets as assets with an initial individual cost of $5,000 or more with an estimated useful life exceeding one year.

Capital asset activity for the year ended December 31, 2025, was as follows:

| | Balance at 1/1/2025 | Increases | Decreases | Balance 12/31/2025 |
|---|---|---|---|---|
| Non-Depreciable Capital Assets: | | | | |
| Land* | $ 1,042,985 | $ - | $ - | $ 1,042,985 |
| Construction in progress** | 4,261 | | (4,261) | 0 |
| Total Non-Depreciable Assets | 1,047,246 | - | (4,261) | 1,042,985 |
| Depreciable Assets: | | | | |
| Site Improvements | 914,976 | - | | 914,976 |
| Buildings and Improvements | 6,812,967 | 35,527 | | 6,848,494 |
| Equipment | 309,787 | 162,585 | | 472,372 |
| Total Depreciable Assets | 8,037,730 | 198,112 | - | 8,235,842 |
| Less: Accumulated Depreciation*** | (5,358,252) | (193,606) | | (5,551,858) |
| Net Depreciable Capital Assets | 2,679,478 | 4,506 | - | 2,683,984 |
| Net Capital Assets | $ 3,726,724 | $ 4,506 | $ (4,261) | $ 3,726,969 |

* See note 9 Blended Component Unit for further information
** See Note 4 Construction in Progress for further discussion
*** Depreciation is computed on the straight-line half year convention method with useful lives of 5 to 41.5 years

**NOTE 4 - CONSTRUCTION IN PROGRESS**

Construction in progress represents capital assets under construction or modernization improvements with an open capital grant. These improvements will be capitalized when the construction project is completed, and the asset is placed into service. As of December 31, 2025, the Authority had zero in accumulated construction in progress to site improvements and building and improvements.

**NOTE 5 - LEASE COMMITMENTS**

The purpose of the Authority is to develop, own and manage affordable housing for low-income persons. To fulfill this purpose the Authority purchases land and then leases the property to low-income tax credit limited partnerships of which the Authority is the General Partner. Doing so provides the properties with real estate tax relief. The value of the land, or buildings and land are carried on the books of the low-income tax credit limited partnerships.

On December 11, 2002, the Authority purchased the land and leased it to River House Associates L.P., a low-income tax credit partnership. River House Associates L.P. makes a lease payment of $12 annually. As this is immaterial to the financial statements, no change in reporting was done based on GASB Statement No. 87 *Leases*. This amount is recorded as income in the year received.

**NOTE 6 - SHORT TERM DEBT**

The Authority does not have any short-term financing during the year ended December 31, 2025.

**NOTE 7 - LONG TERM DEBT AND LIABILITIES**

a. Real Estate Mortgages

The Authority has long-term direct borrowing loans secured by capital assets. These loans were used to acquire capital assets to provide low-income housing. They are being repaid from revenues generated by the Authority. In addition, the Authority has Low-Income Housing Real Estate Mortgages of which the proceeds were loaned to tax credit partnerships. These mortgages are secured by capital assets and notes receivable from tax credit partnerships of which the Authority is the General Partner. All direct borrowings do not contain any prepayment penalties. All outstanding

notes from direct borrowings and direct placements contain an event of default that changes the timing of repayment of outstanding amounts to become immediately due if the Authority is unable to make payment.

| Purpose | Original Amount | Issue Date | Maturity Date | Interest Rate | Amount Outstanding |
|---|---|---|---|---|---|
| Willow Creek COB Loan* | $ 144,733 | 7/31/1996 | 7/31/2048 | 1.00% | $ 74,458 |
| Willow Creek WSHAP Loan* | 358,400 | 12/31/1996 | 12/31/2047 | 1.00% | 172,512 |
| Willow Creek BHA Bond* | 70,000 | 12/31/1995 | 12/31/2027 | 6.57% | 10,532 |
| Total | $ 573,133 | | | | $ 257,502 |

*See Note 9 Blended Component Unit for further information

| Fiscal Year(s) | Principal | Interest |
|---|---|---|
| 2026 | $ 15,362 | $ 23,688 |
| 2027 | 16,008 | 22,374 |
| 2028 | 10,576 | 21,118 |
| 2029 | 10,682 | 19,959 |
| 2030 | 10,788 | 18,694 |
| 2031-2035 | 55,581 | 24,466 |
| 2036-2040 | 58,417 | 19,437 |
| 2041-2045 | 61,396 | 2,789 |
| 2046-2048 | 18,692 | 270 |
| Total | $ 257,502 | $ 152,795 |

b. Changes in Long-Term Liabilities

During the year ended December 31, 2025, the following changes occurred in long-term liabilities:

| | Beginning Balance 1/1/2025 | Additions | Subtractions | Ending Balance 12/31/2025 | Due Within One Year |
|---|---|---|---|---|---|
| Mortgage Payable | $ 272,444 | | $ 14,942 | $ 257,502 | $ 15,362 |
| Compensated Absences | 33,381 | 321 | | 33,702 | 19,468 |
| Other Post-Employment Benefits | 80,875 | | 12,241 | 68,634 | - |
| GASB 68 Pension Liabilities | 14,009 | | 5,150 | 8,859 | - |
| **Long-Term Liabilities** | **$ 400,709** | **$ 321** | **$ 32,333** | **$ 368,697** | **$ 34,830** |

**NOTE 8 PENSIONS AND OTHER POST EMPLOYMENT BENEFITS**

**PENSION PLANS**

The following table represents the aggregate pension amounts for all plans for the year 2025:

| Aggregate Pension Amounts - All Plans | |
|---|---|
| Pension liabilities | $ (8,859) |
| Pension Asset | 37,130 |
| Deferred outflows of resources | 56,988 |
| Deferred inflows of resources | (12,941) |
| Pension expense/expenditures | $ (-2,544) |

**State Sponsored Pension Plans**

Substantially all Authority full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing, multiple-employer public employee defined benefit and defined contribution retirement plans. The state Legislature establishes, and amends, laws pertaining to the creation and administration of all public retirement systems.

The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained by writing to:

Department of Retirement Systems
Communications Unit
P.O. Box 48380
Olympia, WA 98540-8380

Or the DRS CAFR may be downloaded from the DRS website at www.drs.wa.gov.

**Public Employees' Retirement System (PERS)**
PERS members include elected officials; state employees; employees of the Supreme, Appeals and Superior Courts; employees of the legislature; employees of district and municipal courts; employees of local governments; and higher education employees not participating in higher education retirement programs. PERS is comprised of three separate pension plans for membership purposes. PERS plans 1 and 2 are defined benefit plans, and PERS plan 3 is a defined benefit plan with a defined contribution component.

**PERS Plan 1** provides retirement, disability, and death benefits. Retirement benefits are determined as two percent of the member's average final compensation (AFC) times the member's years of service. The AFC is the average of the member's 24 highest consecutive service months. Members are eligible for retirement from active status at any age with at least 30 years of service, at age 55 with at least 25 years of service, or at age 60 with at least five years of service. Members retiring from active status prior to the age of 65 may receive actuarially reduced benefits. Retirement benefits are actuarially reduced to reflect the choice of a survivor benefit. Other benefits include duty and non-duty disability payments, an optional cost-of-living adjustment (COLA), and a one-time duty-related death benefit, if found eligible by the Department of Labor and Industries. PERS 1 members were vested after the completion of five years of eligible service. The plan was closed to new entrants on September 30, 1977.

Contributions

The **PERS Plan 1**-member contribution rate is established by State statute at 6 percent. The employer contribution rate is developed by the Office of the State Actuary and includes an administrative expense component that is currently set at 0.20 percent. Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates. The PERS Plan 1 required contribution rates (expressed as a percentage of covered payroll) for 2025 were as follows:

| PERS Plan 1 | | |
|---|---|---|
| **Actual Contribution Rates:** | **Employer** | **Employee** |
| **January – June 2025:** | | |
| PERS Plan 1 | 6.36% | 6.00% |
| PERS Plan 1 UAAL | 2.55% | |
| Administrative Fee | 0.20% | |
| **Total** | **9.11%** | **6.00%** |
| | | |
| **July -September 2025:** | | |
| PERS Plan 1 | 5.58% | 6.00% |
| PERS Plan 1 UAAL | 0.00% | |
| Administrative Fee | 0.20% | |
| **Total** | **5.78%** | **6.00%** |

**PERS Plan 2/3** provides retirement, disability, and death benefits. Retirement benefits are determined as two percent of the member's average final compensation (AFC) times the member's years of service for Plan 2 and 1 percent of AFC for Plan 3. The AFC is the average of the member's 60 highest-paid consecutive service months. There is no cap on years of service credit. Members are eligible for retirement with a full benefit at 65 with at least five years of service credit. Retirement before age 65 is considered an early retirement. PERS Plan 2/3 members who have at least 20 years of service credit and are 55 years of age or older, are eligible for early retirement with a benefit that is reduced by a factor that varies according to age for each year before age 65. PERS Plan 2/3 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions:

- With a benefit that is reduced by three percent for each year before age 65; or
- With a benefit that has a smaller (or no) reduction (depending on age) that imposes stricter return-to-work rules.

PERS Plan 2/3 members hired on or after May 1, 2013 have the option to retire early by accepting a reduction of five percent for each year of retirement before age 65. This option is available only to those who are age 55 or older and have at least 30 years of service credit. PERS Plan 2/3 retirement benefits are also actuarially reduced to reflect the choice of a survivor benefit. Other PERS Plan 2/3 benefits include duty and non-duty disability payments, a cost-of-living allowance (based on the CPI), capped at three percent annually and a one-time duty related death benefit, if found eligible by the Department of Labor and Industries. PERS 2 members are vested after completing five years of eligible service. Plan 3 members are vested in the defined benefit portion of their plan after ten years of service; or after five years of service if 12 months of that service are earned after age 44.

**PERS Plan 3** defined contribution benefits are totally dependent on employee contributions and investment earnings on those contributions. PERS Plan 3 members choose their contribution rate upon joining membership and have a chance to change rates upon changing employers. As established by statute, Plan 3 required defined contribution rates are set at a minimum of 5 percent and escalate to 15 percent with a choice of six options. Employers do not contribute to the defined contribution benefits. PERS Plan 3 members are immediately vested in the defined contribution portion of their plan.

Contributions

The **PERS Plan 2/3** employer and employee contribution rates are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. The Plan 2/3 employer rates include a component to address the PERS Plan 1 UAAL and an administrative expense that is currently set at 0.20 percent. Each biennium, the state Pension Funding Council adopts Plan 2 employer and employee contribution rates and Plan 3 contribution rates. The PERS Plan 2/3 required contribution rates (expressed as a percentage of covered payroll) for 2025 were as follows:

| PERS Plan 2/3 | | |
|---|---|---|
| **Actual Contribution Rates:** | **Employer 2/3** | **Employee 2** |
| **January - June 2025:** | | |
| PERS Plan 2/3 | 6.36% | 6.36% |
| PERS Plan 1 UAAL | 2.55% | |
| Administrative Fee | 0.20% | |
| Employee PERS Plan 3 | | Varies |
| **Total** | **9.11%** | **6.11%** |
| | | |
| **July – December 2025:** | | |
| PERS Plan 2/3 | 6.91% | 6.91% |
| PERS Plan 1 UAAL | 0.00% | |
| Administrative Fee | 0.20% | |
| Employee PERS Plan 3 | | varies |
| **Total** | **7.11%** | **6.91%** |

The Authority's actual PERS plan contributions were $2,102 for PERS Plan 1 and $9,669 to PERS Plan 2/3 for the year ended December 31, 2025.

**Actuarial Assumptions**

The total pension liability (TPL) for each of the DRS plans was determined using the most recent actuarial valuation completed in 2024 with a valuation date of June 30, 2024. The actuarial assumptions used in the valuation are summarized in the Actuarial Section of DRS' *Comprehensive Annual Financial Report* located on the DRS employer-resource GASB webpage. The actuarial assumptions used in the June 30, 2024 valuation were based on the results of the 2013-2018 Demographic Experience Study Report and the 2024 Economic Experience Study. Additional assumptions for subsequent events and law changes are current as of the 2024 Actuarial Valuation Report. https://leg.wa.gov/osa/

The TPL was calculated as of the valuation date and rolled forward to the measurement date of June 30, 2025. Plan liabilities were rolled forward from June 30, 2024, to June 30, 2025, reflecting each plan's normal cost (using the entry age cost method), assumed interest and actual benefit payments.

- **Inflation:** 2.75% total economic inflation; 3.25% salary inflation
- **Salary increases**: In addition to the base 3.25% salary inflation assumption, salaries are also expected to grow by service-based salary increases.
- **Investment rate of return:** 7.0%

Mortality rates were developed using the Society of Actuaries' Pub.H-2010 mortality rates, which vary by member status (eg, active, retiree, or survivor), as our base table. OSA applied age offsets for each system, as appropriate, to better tailor the mortality rates to the demographics of each plan. OSA applied the long-term MP-2017 generational improvement scale, also developed by the Society of Actuaries, to project mortality rates for every year after the 2010 base table. Under "generational" mortality, a member is assumed to receive additional mortality improvements in each future year, throughout their lifetime.

Actuarial results that OSA provided within this publication reflect the following changes in assumptions and methods:

Assumption Changes:

- Assumptions did not change from the prior contribution rate setting June 30, 2022 Actuarial Valuation Report (AVR).

Method Changes:

- OSA adjusted their methods for calculating UAAL contribution rates in PERS I and TRS I to reflect the delay between the measurement date of calculated Plan I rates and when the rates are collected.

- OSA made adjustment to their model to reflect past inflation, experience when modeling future COLAs for current annuitants in all plans except PERS I and TRS I.

**Discount Rate**

The discount rate used to measure the total pension liability for all DRS plans was 7.00 percent. To determine that rate, an asset sufficiency test was completed to test whether each pension plan's fiduciary net position was sufficient to make all projected future benefit payments for current plan members.

Based on the assumptions described in OSA's certification letter within the DRS ACFR, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return of 7.00% was used to determine the total liability.

**Long-Term Expected Rate of Return**

OSA selected a 7.00% long-term expected rate of return on pension plan investments using a building-block method. In selecting this assumption, OSA reviewed the historical experience data, considered the historical conditions that produced past annual investment returns, and considered Capital Market Assumptions (CMAs) and simulated expected investment returns the WSIB provided.

The CMAs contain three pieces of information for each class of assets WSIB currently invests in:
- Expected annual return.
- Standard deviation of the annual return.
- Correlations between the annual returns of each asset class with every other asset class.

The WSIB uses the CMAs and their target asset allocation to simulate future investment returns at various future times.

**Estimated Rates of Return by Asset Class**

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2025, are summarized in the table below. The inflation component used to create the table is 2.5 percent and represents the WSIB's most recent long-term estimate of broad economic inflation.

| Asset Class | Target Allocation | % Long-Term Expected Real Rate of Return Arithmetic |
|---|---|---|
| Fixed Income | 19% | 2.1% |
| Tangible Assets | 8% | 4.5% |
| Real Estate | 18% | 4.8% |
| Global Equity | 30% | 5.6% |
| Private Equity | 25% | 8.6% |
| | **100%** | |

**Additional Information**

Financial and pension plan information supporting the preparation of the "Schedules of Collective Pension Amounts" and "Schedules of Employer and Nonemployer Allocations" for the fiscal year ended June 30, 2025 is located in DRS' Annual Comprehensive Financial Report located on the DRS employer-resource GASB webpage, www.drs.wa.gov. Supporting actuarial information for the implementation of GASB 68 is included above. Additional actuarial and pension plan information is included in the DRS 2025 ACFR including descriptions of actuarial data, assumptions, methods and plan provisions relied on for the preparation of GASB 67 and GASB 68. Additional details regarding this information are included in OSA's 2024 Actuarial Valuation Report, leg.wa.gov/osa.

**Sensitivity of the Net Pension Liability/ (Asset)**

The table below presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.00 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.0 percent) or 1-percentage point higher (8.0 percent) than the current rate.

| | 1% Decrease 6.0% | Current Rate 7.0% | 1% Increase 8.0% |
|---|---|---|---|
| **PERS 1** | **14,779** | **8,859** | **3,478** |
| **PERS 2/3** | **59,569** | **(37,130)** | **(115,779)** |

**Pension Plan Fiduciary Net Position**

Detailed information about the State's pension plans' fiduciary net position is available in the separately issued DRS financial report.

**Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2025, the Authority reported a total pension liability of $8,859 for its proportionate share of the net pension liabilities and a net pension asset of $37,130 as follows:

| Plan | Liability or (Asset) |
|---|---|
| PERS 1 | 8,859 |
| PERS 2/3 | (37,130) |

At June 30, the Authority's proportionate share of the collective net pension liabilities was as follows:

| Plan | Proportionate Share 6/30/2024 | Proportionate Share 6/30/25 | Change in Proportion |
|---|---|---|---|
| PERS 1 | .000788% | .0000743% | .000046% |
| PERS 2/3 | .001028% | .000962% | .000066% |

Employer contribution transmittals received and processed by the DRS for the fiscal year ended June 30 are used as the basis for determining each employer's proportionate share of the collective pension amounts reported by the DRS in the *Schedules of Employer and Nonemployer Allocations* for all plans.

The collective net pension liability (asset) was measured as of June 30, 2025, and the actuarial valuation date on which the total pension liability (asset) is based was as of June 30, 2024, with update procedures used to roll forward the total pension liability to the measurement date.

**Pension Expense**

For the year ended December 31, 2025, the Authority recognized pension expense as follows:

| Plan | Pension Expense |
|---|---|
| PERS 1 | (1,673) |
| PERS 2/3 | (871) |

**Deferred Outflows of Resources and Deferred Inflows of Resources**

At December 31, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following:

| PERS 1 | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Net difference between projected and actual investment on pension plan investments. | $ - | $ (609) |
| Contributions subsequent to the measurement date | 186 | |
| TOTAL | $186 | $ ($609) |

| PERS 2/3 | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $27,148 | $ - |
| Net difference between projected and actual investment earnings on pension plan investments | | (8,362) |
| Changes in assumptions | 14,349 | (1,025) |
| Changes in proportion and differences between contributions and proportionate share of contributions | 10,367 | (2,945) |
| Contributions subsequent to the measurement date | 4,938 | |
| TOTAL | $56,802 | ($12,332) |

| TOTAL ALL PLANS | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $27,148 | $ - |
| Net difference between projected and actual investment earnings on pension plan investments | | (8,971) |
| Changes in assumptions | 14,349 | (1,025) |
| Changes in proportion and differences between contributions and proportionate share of contributions | 10.367 | (2,945) |
| Contributions subsequent to the measurement date | 5,124 | |
| TOTAL | $56,988 | ($12,941) |

Deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year ended December 31: | PERS 1 | PERS 2/3 |
|---|---|---|
| 2026 | 575 | 14,290 |
| 2027 | (419) | 6,573 |
| 2028 | (435) | 6,247 |
| 2029 | (323) | 2,942 |
| 2030 | | 6,240 |
| Thereafter | | 2,791 |

DEFINED BENEFIT OTHER POST EMPLOYMENT BENEFIT (OPEB) PLANS

The following table represents the aggregate OPEB amounts for all plans subject to the requirements of GASB 75 for the year 2025:

| Aggregate OPEB Amounts - All Plans | |
|---|---|
| OPEB Liabilities | 62,634 |
| Deferred Outflows of Resources | 950 |
| OPEB Expense | (15,261) |

**OPEB Plan Description**

The Authority administers a Post-Retirement Health Care Program under a single employer defined benefit Other Post Employment Benefit (OPEB) plan. This plan is administered by the Health Care Authority (HCA) Per RCW 41.05.065, the Public Employees Benefits Board (PEBB) created within the HCA, is authorized to design benefits and determine the terms and conditions of employee and retired employee participation and coverage, including establishment of eligibility criteria for both active and retired employees. PEBB programs include medical, dental, life and long-term disability. Benefits are offered to retirees at a subsidized rate.

The benefits are provided in accordance with a substantive plan, in which the plan terms are understood by the employers and plan member, but not formalized in a contract or plan document. The PEBB retiree OPEB plan is available to employees who elect to continue coverage and pay the administratively established premiums at the time they retire under the provisions of the retirement system to which they belong.

At December 31, 2025, there were 50 active employees and 10 inactive employees receiving benefits and no inactive employees entitled to but not yet receiving benefits.

The plan is funded on a pay-as-you-go basis and there are no assets accumulated in a qualifying trust.

**Assumptions and Other Input**

The actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about retirement ages, mortality, and the healthcare cost trend. The actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

The Authority's total OPEB liability of $62,886 was measured as of June 30, 2025 with a valuation date of June 30, 2025. The alternative method permitted under GASB 75 was used to calculate the liability instead of an actuarial valuation. The Entry Age actuarial cost method and recognized immediately amortization method were used in this calculation. There are no assets in this plan, therefore, no asset valuation method was used.

The total OPEB liability was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement period, unless otherwise specified:

| | |
|---|---|
| Discount Rate – Beginning of Measurement Year | 3.93% |
| Discount Rate – End of Measurement Year | 5.20% |
| Projected Salary Changes | 3.25% + Service-Based Increases |
| Healthcare Trend Rates | Initial Rate ranges from about 4.5-19.5%, reaching an ultimate rate of approximately 3.8% in 2080 |
| Inflation Rate | 2.40% |
| Post-Retirement Participation Percentage | 60% |
| Percentage with Spouse Coverage | 45% |

The source of the discount rate is Bond Buyer General Obligation 20-Bond Municipal Index.

Mortality rates were based on the RP-2000 report's "Combined Healthy Table" and "combined Disabled Table". The Society of Actuaries publishes this document. The Washington State Actuary applied offsets to the base table and recognized future improvements in mortality by projecting the mortality rates using 100 percent Scale BB. Age setback of one year was used. Mortality rates are applied on a generational bias; meaning, each member is assumed to receive additional mortality improvements in each future year throughout his or her lifetime.

Specified assumptions are as follows:

- We assumed 2/3 of members select a UMP plan and 1/3 select a Kaiser Permanente (KP) plan.
  - UMP Pre- and Post-Medicare costs and premiums are equal to the Uniform Medical Plan (UMP).
  - The KP pre-Medicare costs and premiums are a 50/50 blend of KP Classic and KP Value.
  - The KP post-Medicare costs and premiums are equal to the KP Medicare.
- We estimated retirement service for each active cohort based on the average entry age of 35, with a minimum service of 1 year. For example, an age 47 member is assumed to have 12 years of service. Service is a component of benefit eligibility.
- Assumptions for retirement, disability, termination, and mortality are based on the most recent PEBB OPEB AVR. We made the following changes for simplicity. Assumed all employees are retirement eligible at age 55 and all retire at the age of 70. Based on an average expected retirement age of 65, we applied active mortality rates for ages less than 65 and retiree mortality rates for 65+.
- Each cohort is assumed to be a 50/50 male/female split.
- We assume a 45% likelihood that current (and future) retirees cover a spouse. We further assume that eligible spouses are the same age as the primary member.
- We selected the age-based cohorts for the AMM Online Tool based upon the overall distribution of State employees and retirees that participate in PEBB.
- We did not include dental benefits when calculating the Total OPEB Liability. Dental benefits represent less than 2% of the accrued benefit obligations when last reviewed. We will continue to monitor the impact and may consider including dental benefits in future updates of the tool.

**Sensitivity Rates**

The following presents the total OPEB liability of the Authority calculated using the current healthcare cost trend rate of 6.8%, as well as what the OPEB liability would be if it were calculated using a discount rate that is 1-percentage point low (5.8%) or 1-percentage point higher (7.8%) than the current rate.

**Healthcare Trend Rate Sensitivity**

| 1% Decrease | Current Healthcare Trend Rate | 1% Increase |
|---|---|---|
| $57,369 | $68,634 | $81,190 |

The following presents the total OPEB liability calculated using the discount rate of 2.16%, as well as what the OPEB liability would be if it were calculated using a discount rate that is 1-percentage point low (1.16%) or 1-percentage point higher (3.16%) than the current rate.

**Discount Rate Sensitivity**

| 1% Decrease | Current Healthcare Trend Rate | 1% Increase |
|---|---|---|
| $79,482 | $68,634 | $58,488 |

The Authority reported ($602) as OPEB expense for the calendar year 2025.

On December 31, 2025, the Authority reported deferred outflows of resources only for deferred outflows subsequent to the measurement date in the amount of $950. This will be recognized as a reduction in the OPEB liability in the period ending December 31, 2025.

**NOTE 9 – BLENDED COMPONENT UNIT**

As of December 31, 2025, the Authority reports Willow Creek Associates, a tax credit limited partnership where the Bellingham Housing Authority (a related party) is the General Partner and the Authority is the Limited Partner with a 99% interest, as a blended component unit. Below are the Condensed Statement of Net Position, the Condensed Statement of

Revenues, Expenses, and Changes in Net Position, and the Condensed Statement of Cash Flows, as required by GASB No.61 *The Financial Reporting Entity: Omnibus - An Amendment of GASB Statements No.14 and No.34*.

**WHATCOM COUNTY HOUSING AUTHORITY**
**Blended Component Unit - Willow Creek**
**As of 12/31/2025**

| Condensed Statement of Net Position | | Blended Component Unit |
|---|---|---|
| ASSETS | | |
| Current assets | $ | 140,152 |
| Restricted deposits & funded reserves | | 46,507 |
| Capital assets | | 382,123 |
| Total Assets | | 568,782 |
| LIABILITIES | | |
| Current liabilities | | 7,595 |
| Long-term liabilities | | 322,266 |
| Total Liabilities | | 329,861 |
| NET POSITION | | |
| Net investment in capital assets | | 59,857 |
| Unrestricted | | 179,064 |
| Total Net Position | $ | 238,921 |
| **Condensed Statement of Revenues, Expenses, and Changes in Net Positior** | | |
| OPERATING REVENUES | | |
| Tenant rents | $ | 155,993 |
| Other tenant charges | | 9,626 |
| | | 165,619 |
| OPERATING EXPENSES | | |
| Administrative | | 46,787 |
| Utilities | | 8,651 |
| Repairs and maintenace | | 58,982 |
| Other general expenses | | 31,666 |
| Depreciation and amortization | | 19,379 |
| | | 165,465 |
| Operating Income | | 154 |
| Capital Distrbution | | (15,084) |
| Change in Net Position | | (14,930) |
| Beginning Net Position | | 263,354 |
| Ending Net Position | $ | 248,424 |
| **Condensed Statement of of Cash Flows** | | |
| Net cash provided by operating activities | | 12,485 |
| Net cash provided by capital and related financing activities | | (37,165) |
| | | (24,680) |
| Beginning cash and cash equivalent balances | | 169,316 |
| Ending cash and cash equivalent balances | $ | 144,636 |

**NOTE 10 – RELATED PARTY DISCLOSURE**

Bellingham Housing Authority and Whatcom County Housing Authority (Authorities) have combined operations and share the board of commissioners. Overhead that cannot be directly charged is allocated to various projects within the Authorities based on equivalent units. The Local Fund of the Bellingham Housing Authority owns the office building where the Authorities operate. Rent on the office building is charged to all funds in both Authorities based on equivalent units. Rent paid by each Authority for the year ended December 31, 2025, was:

| | |
|---|---|
| Bellingham Housing Authority Public Housing | $ 292,229 |
| Whatcom County Housing Authority Public Housing | $ 7,409 |

The Authority has accounts receivable and accounts payable that are not distinguished separately on the financial statements due to the immateriality of the balances and the certainty of their payment. The Authority also has related party lease agreements that are disclosed in Note 5 Lease Commitments.

The Authority periodically receives loans from the Bellingham Housing Authority. These amounts are used to finance properties owned by the Authority or passed through to tax credit partnerships where the Authority is the general partner. As of December 31, 2025, there was no outstanding note payable to the Bellingham Housing Authority.

The Authority received a seller note in May 2014 from Northwest Corner Affordable Housing Partners (NWCAHP) LLLP in the amount of $2,014,252 for the sales of the Authority owned Fernview Apartments, the limited partner equity in Deer Run Terrace 93 Tax Credit Project LP, and the general partner equity in Creekside Meadows 92 Tax Credit Project LP and in Seabreeze Associates Limited Partnership. The Bellingham Housing Authority is the sole managing partner of NWCAHP LLLP. The loan has an interest rate of 3.27 percent compounded annually. The seller note was still outstanding as of December 31, 2025. The balance is due on or before December 31, 2064. In addition, at the close of the fiscal year the Authority held a loan receivable from River House Associates LP of $124,950, which was a pass-through loan from the Affordable Housing Program of the Federal Home Loan Bank.

As of December 31, 2025, the Authority recorded an investment of $191,040 in River House Associates, L.P., where the Authority is the general partner, and the Bellingham Housing Authority is the limited partner.

The Authority, in addition to developer fees and seller notes receivable from its tax credit properties, makes loans to its tax credit properties when approved by Board Resolution. These are described in detail in the LLC's published financial statements, which are available from the Authority upon request. Separate audited financial statements for the Bellingham Housing Authority can also be obtained by writing to the Bellingham/Whatcom County Housing Authorities.

**NOTE 11 - CONTINGENCIES AND COMMITMENTS**

The Authority did not have any significant contingencies and commitments that have not been disclosed as of December 31, 2025.

**NOTE 12 - SUBSEQUENT EVENTS**

The Authority has evaluated events and transactions occurring after December 31, 2025 through August 4, 2026, the date the financial statements were available for issuance, for recognition or disclosure in the financial statements. There continues to be one event or transaction that required recognition and disclosures in the financial statements.

Sumas Square incurred significant damage during the November flood. The property was vacated and has not been used in 2025. The property was determined eligible for FEMA Public Assistance Grant funding, and they outlined initial eligibility amounts but did not include mold remediation. We are continuing to work with FEMA to further define and agree upon necessary scope. It is our full intention to rehabilitate the property for future housing needs of the community. In May of 2026, we received a CDBG grant award in the amount of $2.8 million dollars from the Washington State Department of Commerce for the rehabilitation of the property. We continue to explore rehabilitating the property in 2026.

**NOTE 13 - RISK MANAGEMENT**

The Authority is a member of Housing Authorities Risk Retention Pool (HARRP). Utilizing Chapter 190.080 ORS and 48.62 RCW (self-insurance regulation) and Chapter 39.34 (Interlocal Cooperation Act), fifty-five public housing authorities in the states of Washington, Oregon and California originally formed HARRP in March 1987. HARRP was created for the purpose of providing a pooling mechanism for jointly purchasing insurance, jointly self-insuring, and/or jointly contracting for risk management services. HARRP is a U.S. Department of Housing and Urban Development (HUD) approved self-insurance entity for utilization by public housing authorities. HARRP has a total of eighty-three member/owner housing authorities in the states of Washington, Oregon, California, and Nevada. Thirty-four of the eighty-three members are Washington State public housing entities.

New members are underwritten at their original membership and thereafter automatically renew on an annual basis. Members may quit upon giving notice to HARRP prior to their renewal date. Members terminating membership are not eligible to rejoin HARRP for three years. HARRP can terminate the members after giving a sixty (60) day notice prior to the renewal date. Termination does not relieve a former member from its unresolved losses incurred during membership.

General and Automobile Liability Coverage is written on an occurrence basis, without member deductibles. Errors and Omissions coverage (which includes Employment Practices Liability) is written on claims made basis, and the members are responsible for 10% of the incurred costs of the claims. (Due to special underwriting circumstances, some members may be subject to greater deductibles and E & O copayments). Coverage limits for General Liability, Automobile Liability, as well as Errors and Omissions, are $2,000,000 per occurrence with a $2,000,000 aggregate.

The Property coverage offered by HARRP is on a replacement cost basis, with deductibles ranging from $2,500 to $25,000. Our Property coverages include Equipment Breakdown, as well as Fidelity coverage with limits of $100,000 (with options up to $1,000,000) for employee dishonesty, forgery, or alteration and $50,000 for theft, with a $1,000 deductible.

HARRP self-insures coverage for liability lines. HARRP self-insures the first $2,000,000 for property, then purchases $45 million of excess insurance from Munich Reinsurance for a combined total of $47,000,000. The HARRP Board of Directors determines the limits and coverage terms, at its sole discretion.

HARRP provides loss control and claim services with in-house staff and retained third party contractors.

HARRP is fully funded by member contributions that are adjusted by the HARRP Board based on independent actuarial studies. These assessments cover loss, loss adjustment expenses, excess insurance, reinsurance, and other administrative expenses. HARRP does not have the right to assess the membership for any shortfall in its funding. Such shortfalls are made up through future rate adjustments.

Settled claims have not exceeded this commercial coverage in any of the past three fiscal years. The Authority is not aware of any loss exposures that may need specialized coverage traditionally excluded in property and casualty insurance.

**WHATCOM COUNTY HOUSING AUTHORITY**
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**
**FOR THE YEAR ENDING DECEMBER 31, 2025**

| GRANTOR AGENCY | PROGRAM NAME | ASSISTANCE LISTING NUMBER | OTHER IDENTIFICATION NUMBER | DIRECT AWARDS |
|---|---|---|---|---|
| U.S. DEPT. OF HUD | PUBLIC AND INDIAN HOUSING | 14.850 | S-109 | 190,781 |
| U.S. DEPT. OF HUD | PUBLIC HOUSING CAPITAL FUND | 14.872 | WA01P041501-22 | 6,276 |
| U.S. DEPT. OF HUD | PUBLIC HOUSING CAPITAL FUND | 14.872 | WA01P041501-23 | 24,215 |
| U.S. DEPT. OF HUD | PUBLIC HOUSING CAPITAL FUND | 14.872 | WA01P041501-24 | 178,192 |
| | | | **TOTAL HUD** | **399,464** |

**TOTAL FEDERAL EXPENDITURES** **399,464**

The accompanying notes are an integral part of this statement

# Whatcom County Housing Authority
# Notes to the Schedule of Expenditures of Federal Awards
# For the Year Ended December 31, 2025

## NOTE 1 - BASIS OF ACCOUNTING

The Schedule of Expenditures of Federal Award (SEFA) provides a list of all federal assistance programs in which the Authority participate and summarizes the grant transactions of Authority for the year ending December 31, 2025. The SEFA is presented using the same basis of accounting as the financial statements. The Housing Authority uses the accrual basis of accounting as prescribed by generally accepted accounting procedures.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures are recognized following the cost principles contained in the OMB Circular-A-87 and Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

The Authority has not elected to use the 15 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

## NOTE 3 - PROGRAM COSTS

The amounts shown as current year expenditures represent only the federal portion of the program costs. Entire program costs, including the Whatcom County Housing Authority's portion, may be more than shown. Such expenditures are recognized following, as applicable, either the cost principles in the OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments, or the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

## NOTE 4 - EXPENDITURES

The Schedule of Expenditures of Federal Awards shows expenditures paid and accrued as of fiscal year end. This total does not equal the amount requested during the fiscal year on the Line of Credit Control System Payment Vouchers, due to accruals.

WHATCOM COUNTY HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION - OTHER POSTEMPLOYMENT BENEFITS
SCHEDULE OF CHANGES IN TOTAL LIABILITY AND RELATED RATIOS
LAST EIGHT CALENDAR YEARS

| Total OPEB liability | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|---|---|---|---|---|---|---|---|
| Service cost | $ 2,923 | $ 3,375 | $ 3,572 | $ 5,890 | $ 8,596 | $ 8,392 | $ 7,870 | $ 7,656 |
| Interest | 3,772 | 3,902 | 4,165 | 2,886 | 3,763 | 6,955 | 10,272 | 7,948 |
| Changes of benefit terms | 2,641 | - | - | - | - | - | | (11,406) |
| Change in proportionate share | - | - | - | - | - | - | 43,804 | - |
| Changes of assumptions or other inputs | (19,613) | (27,321) | (13,871) | (35,163) | (109,189) | (8,445) | (42,210) | - |
| Benefit payments | (1,963) | (1,625) | (1,461) | (1,023) | (1,253) | (1,570) | (6,332) | (3,270) |
| Net change in total OPEB liability | (12,240) | (21,669) | (7,595) | (27,409) | (98,083) | 5,332 | 13,404 | 928 |
| Total OPEB liability beginning | 80,874 | 102,543 | 110,138 | 137,546 | 235,629 | 230,297 | 216,893 | 215,965 |
| Total OPEB liability ending | $ 68,634 | $ 80,874 | $ 102,543 | $ 110,138 | $ 137,546 | $ 235,629 | $ 230,297 | $ 216,893 |
| Covered employee payroll | 259,845 | 250,581 | 268,279 | 259,278 | 284,849 | 198,035 | 200,291 | 196,605 |
| Total OPEB liability as a percentage of covered employee payroll | 26% | 32% | 38% | 42% | 48% | 119% | 115% | 110% |

Notes to schedule

1. Changes of assumptions

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

| | | | |
|---|---|---|---|
| 2025 | 5.20% | 5.20% | 5.20% |
| 2024 | 3.93% | 3.93% | 3.93% |

2. The Authority implemented GASB 75 in 2018, therefore no data is presented before then. Eventually, ten years of data will be presented.

3. There are no assets accumulated in a trust that meets the criteria of GASB 75, to pay related benefits.

**Whatcom County Housing Authority**
**REQUIRED SUPPLEMENTARY INFORMATION - State Sponsored Plans**
Schedule of Proportionate Share of the Net Pension Liability (Asset)
PERS 1
As of June 30
Last ten Fiscal Years

| Year Ended June 30, | Employer's proportion of the net pension liability (asset) | Employer's proportionate share of the net pension liability | Employer's covered employee payroll | Employer's proportionate share of the net pension liability as a percentage of covered employee payroll | Plan fiduciary net position as a percentage of the total pension liability |
|---|---|---|---|---|---|
| 2025 | 0.000743% | $ 8,859 | $ 259,845 | 3.41% | 88.11% |
| 2024 | 0.000788% | 14,009 | 250,581 | 5.59% | 84.05% |
| 2023 | 0.000106% | 24,129 | 268,279 | 8.99% | 80.16% |
| 2022 | 0.000921% | 10,664 | 259,278 | 4.11% | 76.56% |
| 2021 | 0.001904% | 16,731 | 284,849 | 5.87% | 88.74% |
| 2020 | 0.001342% | 47,391 | 290,425 | 16.32% | 68.64% |
| 2019 | 0.001434% | 55,170 | 200,945 | 27.46% | 67.12% |
| 2018 | 0.001370% | 61,139 | 190,522 | 32.09% | 63.22% |
| 2017 | 0.001511% | 71,665 | 190,553 | 37.61% | 61.24% |
| 2016 | 0.001784% | 95,754 | 213,503 | 44.85% | 57.03% |

PERS 2/3
As of June 30
Last ten Fiscal Years

| Year Ended June 30, | Employer's proportion of the net pension liability (asset) | Employer's proportionate share of the net pension liability (asset) | Employer's covered employee payroll | Employer's proportionate share of the net pension liability (asset) as a percentage of covered employee payroll | Plan fiduciary net position as a percentage of the total pension liability (asset) |
|---|---|---|---|---|---|
| 2025 | 0.000962% | $ (37,130) | $ 259,845 | -14.29% | 105.53% |
| 2024 | 0.001028% | (19,942) | 250,581 | -7.96% | 105.17% |
| 2023 | 0.001365% | (55,933) | 268,279 | -20.85% | 107.02% |
| 2022 | 0.001205% | (44,705) | 259,278 | -17.24% | 106.73% |
| 2021 | 0.001505% | (149,862) | 284,849 | -52.61% | 120.29% |
| 2020 | 0.001748% | 22,356 | 290,425 | 7.70% | 97.22% |
| 2019 | 0.001852% | 17,996 | 200,945 | 8.96% | 97.77% |
| 2018 | 0.001767% | 30,151 | 190,522 | 15.83% | 95.77% |
| 2017 | 0.001944% | 67,496 | 190,553 | 35.42% | 90.97% |
| 2016 | 0.002285% | 115,023 | 213,503 | 53.87% | 85.82% |

**Whatcom County Housing Authority**
**REQUIRED SUPPLEMENTARY INFORMATION - State Sponsored Plans**
Schedule of Employer Contributions
PERS 1
As of December 31
Last ten Fiscal Years

| Year Ended December 31, | Statutorily or contractually required contributions | Contributions in relation to the statutorily or contractually required contributions | Contribution deficiency (excess) | Covered employer payroll | Contributions as a percentage of covered employee payroll |
|---|---|---|---|---|---|
| 2025 | 2,103 | (2,103) | - | 259,845 | 0.81% |
| 2024 | 5,101 | (5,101) | - | 250,581 | 2.04% |
| 2023 | 6,433 | (6,433) | - | 268,279 | 2.40% |
| 2022 | 6,471 | (6,471) | - | 268,279 | 2.41% |
| 2021 | 7,521 | (7,521) | - | 284,849 | 2.64% |
| 2020 | 9,952 | (9,952) | - | 230,045 | 4.33% |
| 2019 | 9,451 | (9,451) | - | 190,814 | 4.95% |
| 2018 | 9,903 | (9,903) | - | 196,023 | 5.05% |
| 2017 | 9,202 | (9,202) | - | 187,906 | 4.90% |
| 2016 | 9,614 | (9,614) | - | 201,555 | 4.77% |

PERS 2/3
As of December 31
Last ten Fiscal Years

| Year Ended December 31, | Statutorily or contractually required contributions | Contributions in relation to the statutorily or contractually required contributions | Contribution deficiency (excess) | Covered employer payroll | Contributions as a percentage of covered employee payroll |
|---|---|---|---|---|---|
| 2025 | $ 9,669 | $ (9,669) | $ - | $ 259,845 | 3.72% |
| 2024 | 11,880 | (11,880) | - | 250,581 | 4.74% |
| 2023 | 11,944 | (11,944) | - | 268,279 | 4.45% |
| 2022 | 10,968 | (10,968) | - | 259,278 | 4.23% |
| 2021 | 12,492 | (12,492) | - | 284,849 | 4.39% |
| 2020 | 16,441 | (16,441) | - | 230,045 | 7.15% |
| 2019 | 14,714 | (14,714) | - | 190,814 | 7.71% |
| 2018 | 14,671 | (14,671) | - | 196,023 | 7.48% |
| 2017 | 12,865 | (12,865) | - | 187,906 | 6.85% |
| 2016 | 12,557 | (12,557) | - | 201,555 | 6.23% |

**Whatcom County Housing Authority**
Notes to Required Supplemental Information - Pension

As of December 31
Last ten Fiscal Years

**Note 1:** Information Provided

GASB 68 was implemented for the year ended December 31, 2014, therefore there is no data available for years prior to 2014. The schedules show ten years of data.

**Note 2:** Significant Factors

There were no changes of benefit terms, significant changes in the employees covered under the benefit terms or in the use of different assumptions.

**Note 3:** Covered payroll

Covered payroll has been presented in accordance with GASB 82, *Pension Issues*. Covered payroll includes all payroll on which a contribution is based.

**Note 4:** Contribution rates
Rates in effect during the periods covered by the Required Supplemental Information are below:

**PERS 1**

| From this Date | Through this Date | Rate | |
|---|---|---|---|
| 1/1/2016 | 6/30/2017 | 11.18% | |
| 7/1/2017 | 8/31/2018 | 12.70% | |
| 9/1/2018 | 6/30/2019 | 12.83% | |
| 7/1/2019 | 6/30/2020 | 12.86% | * |
| 6/30/2020 | 6/30/2021 | 12.97% | |
| 7/1/2021 | 6/30/2022 | 10.25% | |
| 7/1/2022 | 6/30/2023 | 10.39% | |
| 7/1/2023 | 8/31/2023 | 9.39% | |
| 9/1/2023 | 12/1/2023 | 9.11% | |
| 7/1/2024 | 8/31/2024 | 9.03% | |
| 1/1/2024 | 6/30/2024 | 9.53% | |
| 7/1/2024 | 8/31/2024 | 9.03% | |
| 9/1/2024 | 6/30/2025 | 9.11% | |
| 7/1/2025 | 12/31/2025 | 5.58% | |

* Employer contribution rate includes an administrative expense rate of 0.20%

**PERS 2/3**

| From this Date | Through this Date | Rate | |
|---|---|---|---|
| 1/1/2016 | 6/30/2017 | 11.18% | |
| 7/1/2017 | 8/31/2018 | 12.70% | |
| 9/1/2018 | 6/30/2019 | 12.83% | |
| 7/1/2019 | 6/30/2020 | 12.86% | * |
| 6/30/2020 | 6/30/2021 | 12.97% | |
| 7/1/2021 | 6/30/2022 | 10.25% | |
| 7/1/2022 | 6/30/2023 | 10.39% | |
| 7/1/2023 | 8/31/2023 | 9.39% | |
| 9/1/2023 | 12/31/2023 | 9.53% | |
| 1/1/2024 | 6/30/2024 | 9.90% | |
| 7/1/2024 | 8/31/2024 | 9.40% | |
| 9/1/2024 | 6/30/2025 | 9.51% | |
| 7/1/2025 | 12/31/2025 | 7.11% | |

* Employer contribution rate includes an administrative expense rate of 0.20%

HA Of Whatcom County (WA041)
Bellingham, WA
**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Non Single Audit  Fiscal Year End: 12/31/2025

| | Project Total | 1 Business Activities | 10.415 Rural Rental Housing Loans | 10.427 Rural Rental Assistance Payments | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|
| 111 Cash - Unrestricted | $337,655 | $1,124,779 | | $1,281 | $1,463,715 | | $1,463,715 |
| 112 Cash - Restricted - Modernization and Development | | | | | | | |
| 113 Cash - Other Restricted | | $932,957 | | $235,299 | $1,168,256 | | $1,168,256 |
| 114 Cash - Tenant Security Deposits | $27,980 | $5,547 | | | $33,527 | | $33,527 |
| 115 Cash - Restricted for Payment of Current Liabilities | | | | | | | |
| 100 Total Cash | $365,635 | $2,063,283 | $0 | $236,580 | $2,665,498 | $0 | $2,665,498 |
| | | | | | | | |
| 121 Accounts Receivable - PHA Projects | | | | | | | |
| 122 Accounts Receivable - HUD Other Projects | $4,326 | | | | $4,326 | | $4,326 |
| 124 Accounts Receivable - Other Government | | | | | | | |
| 125 Accounts Receivable - Miscellaneous | $12,662 | $334,400 | | | $347,062 | -$241,669 | $105,393 |
| 126 Accounts Receivable - Tenants | $43,639 | $37,525 | | $2,740 | $83,904 | | $83,904 |
| 126.1 Allowance for Doubtful Accounts -Tenants | -$30,220 | $0 | | $0 | -$30,220 | | -$30,220 |
| 126.2 Allowance for Doubtful Accounts - Other | $0 | $0 | | | $0 | | $0 |
| 127 Notes, Loans, & Mortgages Receivable - Current | | | | | | | |
| 128 Fraud Recovery | | | | | | | |
| 128.1 Allowance for Doubtful Accounts - Fraud | $0 | | | $0 | $0 | | $0 |
| 129 Accrued Interest Receivable | | | | | | | |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | $30,407 | $371,925 | $0 | $2,740 | $405,072 | -$241,669 | $163,403 |
| | | | | | | | |
| 131 Investments - Unrestricted | | | | | | | |
| 132 Investments - Restricted | | | | | | | |
| 135 Investments - Restricted for Payment of Current Liability | | | | | | | |
| 142 Prepaid Expenses and Other Assets | $62,822 | $4,653 | | $13,956 | $81,431 | | $81,431 |
| 143 Inventories | | | | | | | |
| 143.1 Allowance for Obsolete Inventories | | | | | | | |
| 144 Inter Program Due From | $717 | | | | $717 | -$717 | $0 |
| 145 Assets Held for Sale | | | | | | | |
| 150 Total Current Assets | $459,581 | $2,439,861 | $0 | $253,276 | $3,152,718 | -$242,386 | $2,910,332 |
| | | | | | | | |
| 161 Land | $895,508 | $147,477 | | | $1,042,985 | | $1,042,985 |
| 162 Buildings | $6,734,845 | $722,561 | | $278,837 | $7,736,243 | | $7,736,243 |
| 163 Furniture, Equipment & Machinery - Dwellings | $446,265 | | | $27,225 | $473,490 | | $473,490 |
| 164 Furniture, Equipment & Machinery - Administration | $26,108 | | | | $26,108 | | $26,108 |
| 165 Leasehold Improvements | | | | | | | |
| 166 Accumulated Depreciation | -$5,093,867 | -$193,669 | | -$264,323 | -$5,551,859 | | -$5,551,859 |
| 167 Construction in Progress | | | | | | | |
| 168 Infrastructure | | | | | | | |
| 160 Total Capital Assets, Net of Accumulated Depreciation | $3,008,859 | $676,369 | $0 | $41,739 | $3,726,967 | $0 | $3,726,967 |
| | | | | | | | |
| 171 Notes, Loans and Mortgages Receivable - Non-Current | | $2,139,202 | | | $2,139,202 | | $2,139,202 |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due | | | | | | | |
| 173 Grants Receivable - Non Current | | | | | | | |
| 174 Other Assets | $33,755 | $781,099 | | | $814,854 | | $814,854 |
| 176 Investments in Joint Ventures | | $191,940 | | | $191,940 | | $191,940 |
| 180 Total Non-Current Assets | $3,042,614 | $3,788,610 | $0 | $41,739 | $6,872,963 | $0 | $6,872,963 |
| | | | | | | | |
| 200 Deferred Outflow of Resources | $52,671 | $5,267 | | | $57,938 | | $57,938 |
| | | | | | | | |
| 290 Total Assets and Deferred Outflow of Resources | $3,554,866 | $6,233,738 | $0 | $295,015 | $10,083,619 | -$242,386 | $9,841,233 |

HA Of Whatcom County (WA041)
Bellingham, WA
**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Non Single Audit  Fiscal Year End: 12/31/2025

| | Project Total | 1 Business Activities | 10.415 Rural Rental Housing Loans | 10.427 Rural Rental Assistance Payments | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|
| 311 Bank Overdraft | | | | | | | |
| 312 Accounts Payable <= 90 Days | $49,156 | $48,970 | | $291,951 | $390,077 | -$242,386 | $147,691 |
| 313 Accounts Payable >90 Days Past Due | | | | | | | |
| 321 Accrued Wage/Payroll Taxes Payable | $1,499 | $116 | | | $1,615 | | $1,615 |
| 322 Accrued Compensated Absences - Current Portion | $18,110 | $1,358 | | | $19,468 | | $19,468 |
| 324 Accrued Contingency Liability | | | | | | | |
| 325 Accrued Interest Payable | | | | | | | |
| 331 Accounts Payable - HUD PHA Programs | $75,054 | | | $6,087 | $81,141 | | $81,141 |
| 332 Account Payable - PHA Projects | | | | | | | |
| 333 Accounts Payable - Other Government | | | | | | | |
| 341 Tenant Security Deposits | $45,707 | $9,876 | | | $55,583 | | $55,583 |
| 342 Unearned Revenue | $6,263 | $863,199 | | $70,368 | $939,830 | | $939,830 |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue | | $9,344 | | $6,018 | $15,362 | | $15,362 |
| 344 Current Portion of Long-term Debt - Operating Borrowings | | | | | | | |
| 345 Other Current Liabilities | $5,591 | | | $83,058 | $88,649 | | $88,649 |
| 346 Accrued Liabilities - Other | | | | | | | |
| 347 Inter Program - Due To | | | | | | | |
| 348 Loan Liability - Current | $0 | | | | $0 | | $0 |
| 310 Total Current Liabilities | $201,380 | $932,863 | $0 | $457,482 | $1,591,725 | -$242,386 | $1,349,339 |
| | | | | | | | |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue | | $242,140 | | | $242,140 | | $242,140 |
| 352 Long-term Debt, Net of Current - Operating Borrowings | | | | | | | |
| 353 Non-current Liabilities - Other | | $35,870 | | | $35,870 | | $35,870 |
| 354 Accrued Compensated Absences - Non Current | $13,240 | $993 | | | $14,233 | | $14,233 |
| 355 Loan Liability - Non Current | | $0 | | | $0 | | $0 |
| 356 FASB 5 Liabilities | | | | | | | |
| 357 Accrued Pension and OPEB Liabilities | $70,448 | $7,044 | | | $77,492 | | $77,492 |
| 350 Total Non-Current Liabilities | $83,688 | $286,047 | $0 | $0 | $369,735 | $0 | $369,735 |
| | | | | | | | |
| 300 Total Liabilities | $285,068 | $1,218,910 | $0 | $457,482 | $1,961,460 | -$242,386 | $1,719,074 |
| | | | | | | | |
| 400 Deferred Inflow of Resources | $11,765 | $1,176 | | | $12,941 | | $12,941 |
| | | | | | | | |
| 508.4 Net Investment in Capital Assets | $3,008,859 | $424,886 | | $35,721 | $3,469,466 | $0 | $3,469,466 |
| 511.4 Restricted Net Position | $16,028 | $932,004 | | $235,299 | $1,183,331 | $0 | $1,183,331 |
| 512.4 Unrestricted Net Position | $233,146 | $3,656,762 | $0 | -$433,487 | $3,456,421 | $0 | $3,456,421 |
| 513 Total Equity - Net Assets / Position | $3,258,033 | $5,013,652 | $0 | -$162,467 | $8,109,218 | $0 | $8,109,218 |
| | | | | | | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - Net | $3,554,866 | $6,233,738 | $0 | $295,015 | $10,083,619 | -$242,386 | $9,841,233 |

HA Of Whatcom County (WA041)
Bellingham, WA
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Non Single Audit  Fiscal Year End: 12/31/2025

| | Project Total | 1 Business Activities | 10.415 Rural Rental Housing Loans | 10.427 Rural Rental Assistance Payments | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|
| 70300 Net Tenant Rental Revenue | $400,196 | $155,993 | | | $556,189 | | $556,189 |
| 70400 Tenant Revenue - Other | $14,819 | $9,626 | | | $24,445 | | $24,445 |
| 70500 Total Tenant Revenue | $415,015 | $165,619 | $0 | $0 | $580,634 | | $580,634 |
| | | | | | | | |
| 70600 HUD PHA Operating Grants | $190,781 | | | | $190,781 | | $190,781 |
| 70610 Capital Grants | $208,683 | | | | $208,683 | | $208,683 |
| 70710 Management Fee | | | | | | | |
| 70720 Asset Management Fee | | | | | | | |
| 70730 Book Keeping Fee | | | | | | | |
| 70740 Front Line Service Fee | | | | | | | |
| 70750 Other Fees | | | | | | | |
| 70700 Total Fee Revenue | | | | | | | |
| | | | | | | | |
| 70800 Other Government Grants | | | | | | | |
| 71100 Investment Income - Unrestricted | $45 | $92,494 | | $212 | $92,751 | | $92,751 |
| 71200 Mortgage Interest Income | | | | | | | |
| 71300 Proceeds from Disposition of Assets Held for Sale | | | | | | | |
| 71310 Cost of Sale of Assets | | | | | | | |
| 71400 Fraud Recovery | | | | | | | |
| 71500 Other Revenue | | $23,549 | | | $23,549 | | $23,549 |
| 71600 Gain or Loss on Sale of Capital Assets | | | | | | | |
| 72000 Investment Income - Restricted | | | | | | | |
| 70000 Total Revenue | $814,524 | $281,662 | $0 | $212 | $1,096,398 | | $1,096,398 |
| | | | | | | | |
| 91100 Administrative Salaries | $120,148 | $12,250 | | | $132,398 | | $132,398 |
| 91200 Auditing Fees | $17,480 | | | | $17,480 | | $17,480 |
| 91300 Management Fee | | | | | | | |
| 91310 Book-keeping Fee | | | | | | | |
| 91400 Advertising and Marketing | $452 | | | | $452 | | $452 |
| 91500 Employee Benefit contributions - Administrative | $15,584 | $2,310 | | | $17,894 | | $17,894 |
| 91600 Office Expenses | $30,631 | $71,659 | | $2,342 | $104,632 | | $104,632 |
| 91700 Legal Expense | $882 | | | | $882 | | $882 |
| 91800 Travel | $854 | | | | $854 | | $854 |
| 91810 Allocated Overhead | | | | | | | |
| 91900 Other | $1,081 | | | | $1,081 | | $1,081 |
| 91000 Total Operating - Administrative | $187,112 | $86,219 | $0 | $2,342 | $275,673 | | $275,673 |
| | | | | | | | |
| 92000 Asset Management Fee | | | | | | | |
| 92100 Tenant Services - Salaries | | | | | | | |
| 92200 Relocation Costs | | | | | | | |
| 92300 Employee Benefit Contributions - Tenant Services | | | | | | | |
| 92400 Tenant Services - Other | | | | | | | |
| 92500 Total Tenant Services | $0 | $0 | $0 | $0 | $0 | | $0 |
| | | | | | | | |
| 93100 Water | $56,032 | $12,050 | | | $68,082 | | $68,082 |
| 93200 Electricity | $7,667 | $8,748 | | | $16,415 | | $16,415 |
| 93300 Gas | $4,101 | | | | $4,101 | | $4,101 |
| 93400 Fuel | | | | | | | |
| 93500 Labor | | | | | | | |
| 93600 Sewer | | | | | | | |
| 93700 Employee Benefit Contributions - Utilities | | | | | | | |
| 93800 Other Utilities Expense | $15,104 | | | | $15,104 | | $15,104 |
| 93000 Total Utilities | $82,904 | $20,798 | $0 | $0 | $103,702 | | $103,702 |
| | | | | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | $141,729 | $0 | | | $141,729 | | $141,729 |
| 94200 Ordinary Maintenance and Operations - Materials and Other | $49,893 | | | | $49,893 | | $49,893 |
| 94300 Ordinary Maintenance and Operations Contracts | $100,379 | $58,982 | | $909 | $160,270 | | $160,270 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | $24,257 | | | | $24,257 | | $24,257 |
| 94000 Total Maintenance | $316,258 | $58,982 | $0 | $909 | $376,149 | | $376,149 |
| | | | | | | | |
| 95100 Protective Services - Labor | | | | | | | |
| 95200 Protective Services - Other Contract Costs | | | | | | | |
| 95300 Protective Services - Other | | | | | | | |
| 95500 Employee Benefit Contributions - Protective Services | | | | | | | |
| 95000 Total Protective Services | $0 | $0 | $0 | $0 | $0 | | $0 |
| | | | | | | | |
| 96110 Property Insurance | | | | | | | |
| 96120 Liability Insurance | $52,856 | $4,505 | | $4,954 | $62,315 | | $62,315 |
| 96130 Workmen's Compensation | | | | | | | |
| 96140 All Other Insurance | | | | | | | |
| 96100 Total insurance Premiums | $52,856 | $4,505 | $0 | $4,954 | $62,315 | | $62,315 |

HA Of Whatcom County (WA041)
Bellingham, WA
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Non Single Audit  Fiscal Year End: 12/31/2025

| | Project Total | 1 Business Activities | 10.415 Rural Rental Housing Loans | 10.427 Rural Rental Assistance Payments | Subtotal | ELIM | Total |
|---|---|---|---|---|---|---|---|
| 96200 Other General Expenses | $108 | $72,401 | | $220 | $72,729 | | $72,729 |
| 96210 Compensated Absences | | | | | | | |
| 96300 Payments in Lieu of Taxes | | | | | | | |
| 96400 Bad debt - Tenant Rents | $36,163 | | | | $36,163 | | $36,163 |
| 96500 Bad debt - Mortgages | $12,270 | | | | $12,270 | | $12,270 |
| 96600 Bad debt - Other | | | | | | | |
| 96800 Severance Expense | | | | | | | |
| 96000 Total Other General Expenses | $48,541 | $72,401 | $0 | $220 | $121,162 | | $121,162 |
| | | | | | | | |
| 96710 Interest of Mortgage (or Bonds) Payable | | $13,404 | | | $13,404 | | $13,404 |
| 96720 Interest on Notes Payable (Short and Long Term) | | | | | | | |
| 96730 Amortization of Bond Issue Costs | | | | | | | |
| 96700 Total Interest Expense and Amortization Cost | $0 | $13,404 | $0 | $0 | $13,404 | | $13,404 |
| | | | | | | | |
| 96900 Total Operating Expenses | $687,671 | $256,309 | $0 | $8,425 | $952,405 | | $952,405 |
| | | | | | | | |
| 97000 Excess of Operating Revenue over Operating Expenses | $126,853 | $25,353 | $0 | -$8,213 | $143,993 | | $143,993 |
| | | | | | | | |
| 97100 Extraordinary Maintenance | | | | | | | |
| 97200 Casualty Losses - Non-capitalized | | | | | | | |
| 97300 Housing Assistance Payments | | | | | | | |
| 97350 HAP Portability-In | | | | | | | |
| 97400 Depreciation Expense | $174,226 | $19,379 | | | $193,605 | | $193,605 |
| 97500 Fraud Losses | | | | | | | |
| 97600 Capital Outlays - Governmental Funds | | | | | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | | | | | |
| 97800 Dwelling Units Rent Expense | | | | | | | |
| 90000 Total Expenses | $861,897 | $275,688 | $0 | $8,425 | $1,146,010 | | $1,146,010 |
| | | | | | | | |
| 10010 Operating Transfer In | | | | $0 | $0 | | $0 |
| 10020 Operating transfer Out | | | | $0 | $0 | | $0 |
| 10030 Operating Transfers from/to Primary Government | | | | $0 | $0 | | $0 |
| 10040 Operating Transfers from/to Component Unit | | | | $0 | $0 | | $0 |
| 10050 Proceeds from Notes, Loans and Bonds | | | | | | | |
| 10060 Proceeds from Property Sales | | | | | | | |
| 10070 Extraordinary Items, Net Gain/Loss | | | | $0 | $0 | | $0 |
| 10080 Special Items (Net Gain/Loss) | | | | $0 | $0 | | $0 |
| 10091 Inter Project Excess Cash Transfer In | | | | | | | |
| 10092 Inter Project Excess Cash Transfer Out | | | | | | | |
| 10093 Transfers between Program and Project - In | | | | $0 | $0 | | $0 |
| 10094 Transfers between Project and Program - Out | | | | | | | |
| 10100 Total Other financing Sources (Uses) | $0 | $0 | $0 | $0 | $0 | | $0 |
| | | | | | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | -$47,373 | $5,974 | $0 | -$8,213 | -$49,612 | | -$49,612 |
| | | | | | | | |
| 11020 Required Annual Debt Principal Payments | $0 | $0 | $0 | $0 | $0 | | $0 |
| 11030 Beginning Equity | $3,305,406 | $5,007,678 | $0 | -$154,254 | $8,158,830 | | $8,158,830 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | $0 | | | | $0 | | $0 |
| 11050 Changes in Compensated Absence Balance | | | | | | | |
| 11060 Changes in Contingent Liability Balance | | | | | | | |
| 11070 Changes in Unrecognized Pension Transition Liability | | | | | | | |
| 11080 Changes in Special Term/Severance Benefits Liability | | | | | | | |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents | | | | | | | |
| 11100 Changes in Allowance for Doubtful Accounts - Other | | | | | | | |
| 11170 Administrative Fee Equity | | | | | | | |
| | | | | | | | |
| 11180 Housing Assistance Payments Equity | | | | | | | |
| 11190 Unit Months Available | 756 | | | | 756 | | 756 |
| 11210 Number of Unit Months Leased | 738 | | | | 738 | | 738 |
| 11270 Excess Cash | $143,410 | | | | $143,410 | | $143,410 |
| 11610 Land Purchases | $0 | | | | $0 | | $0 |
| 11620 Building Purchases | $0 | | | | $0 | | $0 |
| 11630 Furniture & Equipment - Dwelling Purchases | $144,647 | | | | $144,647 | | $144,647 |
| 11640 Furniture & Equipment - Administrative Purchases | $0 | | | | $0 | | $0 |
| 11650 Leasehold Improvements Purchases | $0 | | | | $0 | | $0 |
| 11660 Infrastructure Purchases | $0 | | | | $0 | | $0 |
| 13510 CFFP Debt Service Payments | $0 | | | | $0 | | $0 |
| 13901 Replacement Housing Factor Funds | $0 | | | | $0 | | $0 |

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:** Robyn Weber, Affordable Housing Program Manager

**DATE:** October 20, 2026

**SUBJECT:** Resolution 831 – WCHA Public Housing Utility Allowance and Flat Rent Schedule

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**BACKGROUND**

Public Housing Authorities (PHAs) are responsible for establishing allowances for utilities purchased directly by residents from utility providers and review them annually. These allowances represent amounts the PHA determines necessary to cover the resident's reasonable utility costs and are fixed dollar amounts that are deducted from a residents' monthly rent.

HUD also requires PHAs to allow families residing in public housing a choice of rent annually. The choice is based on either the family's income or is a "flat rent" amount between 80-100% of the fair market rents for the PHA's jurisdiction as determined by HUD.

Each year WCHA solicits a third-party utility allowance update that reflects utility rate changes, considering any applicable property modernization that occurred over the year. The Nelrod Company, an industry leader in performing utility allowance surveys for public housing authorities, performed this year's update. Nelrod uses a mix of consumption-based data, as well as an engineering approach that factors in specific unit features such as unit size, structure type and equipment.

**SUMMARY**

Staff has reviewed the proposed utility rates, paying special attention to any allowance that increased or decreased 10% or more over the 2026 schedule. Generally, electric, gas, garbage and water/sewer rates increased between -3% - 31%, resulting in a $40-86 per month increase to the tenant's utility allowance, depending on their property and unit of residence.

The flat rent schedule is proposed using 80% of the fair market rent.

The proposed schedule was submitted to the public for comment August 18, 2026 – September 18, 2026.

We recommend approval of Resolution 831 approving the FY 2027 WCHA Public Housing Utility Allowance and Flat Rent Schedule that will be effective January 1, 2027.

RESOLUTION 831

The following resolution was brought before the Board of Commissioners for consideration:

FY 2027 PUBLIC HOUSING UTILITY ALLOWANCE AND FLAT RENT SCHEDULE

WHEREAS, Public Housing Authorities (PHA) must establish allowances for utilities purchased directly by the resident from a utility supplier; and

WHEREAS, 24 CFR 965.5050 requires review of the utility allowances at least annually; and

WHEREAS, The Nelrod Company, a third-party utility allowance survey contractor, completed the update attached in Exhibit A; and

WHEREAS, the proposed study was posted as required to notify residents of the anticipated increases in conformance with HUD requirements; and

WHEREAS, the Public Housing flat rent schedule has been updated to reflect the new utility allowance schedule and current HUD Fair Market Rent; and

WHEREAS, this new utility allowance schedule will begin on January 1, 2027; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Whatcom County that the Public Housing utility allowance and flat rent schedule, are hereby approved, attached hereto and made a part hereof.

DATED this 20th day of October, 2026.

Commissioner _____moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner _____, and upon roll call, the “ayes”, and “nays’ were as follows:

AYES NAYS

The Chair thereupon declared the motion carried and the resolution adopted.

BY: _____
Stephen Gockley, Chair

ATTEST: BY:

_____
Andrew Calkins, Secretary/Treasurer

EXHIBIT A

BOARD OF COMMISSIONERS MEETING OF OCTOBER 20, 2026

FY 2027 PUBLIC HOUSING UTILITY ALLOWANCE AND FLAT RENT SCEHDULE

Resolution 831, Exhibit A includes the following documents:

- The Nelrod Company's proposed monthly utility allowances
- The Nelrod Company's comparison of previous and current utility rates
- WCHA's 2027 Public Housing utility allowance and flat rent schedule
- WCHA's 2026 vs. 2027 utility allowance and flat rent comparison

# BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES, WA

## WHATCOM COUNTY

### PUBLIC HOUSING

**PROPOSED MONTHLY UTILITY ALLOWANCES**
**Chart 2**

**UPDATE 2026**

**Building Type: Row House/Townhouse**

| **Bay Townhouses, Seamist Townhouses** (All Electric) (EE Equip: Win-V,Ins) | 0BR | 1BR | 2BR | **3BR** | 4BR | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,H,WH,C) | | | | **$234.00** | | |

**Building Type: Detached House**

| **Seamist Townhouses** (All Electric) (EE Equip: Win-V,Ins) | 0BR | 1BR | 2BR | **3BR** | 4BR | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,H,WH,C) | | | | **$241.00** | | |

**Building Type: Detached House**

| **Baycrest Homes** (EE Equip: Win-V,Ins) | 0BR | 1BR | 2BR | **3BR** | **4BR** | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,C) | | | | $95.00 | $105.00 | |
| Natural Gas (H,WH) | | | | $76.00 | $85.00 | |
| Trash | | | | $59.00 | $59.00 | |
| **Totals** | | | | **$230.00** | **$249.00** | |

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs where applicable.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Ins= Insulation

**Note: Public Housing utility allowances are calculated similar to method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

# BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES, WA

## WHATCOM COUNTY

### PUBLIC HOUSING

**Building Type: Semi-Detached/Duplex**

| **The Birches (All Electric)** (EE Equip: Win-V,Ins) | 0BR | 1BR | **2BR** | **3BR** | **4BR** | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,H,WH,C) | | | $241.00 | $279.00 | $315.00 | |
| Water *(Bellingham)* | | | $69.00 | $78.00 | $87.00 | |
| Sewer *(Bellingham)* | | | $80.00 | $94.00 | $126.00 | |
| Trash | | | $59.00 | $59.00 | $59.00 | |
| **Totals** | | | **$449.00** | **$510.00** | **$587.00** | |

**Building Type: Semi-Detached/Duplex**

| **The Birches (Gas Heating)** (EE Equip: Win-V,Ins) | 0BR | 1BR | **2BR** | **3BR** | **4BR** | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,WH,C) | | | $128.00 | $149.00 | $171.00 | |
| Natural Gas W(H) | | | $46.00 | $51.00 | $56.00 | |
| Water *(Bellingham)* | | | $69.00 | $78.00 | $87.00 | |
| Sewer *(Bellingham)* | | | $80.00 | $94.00 | $126.00 | |
| Trash | | | $59.00 | $59.00 | $59.00 | |
| **Totals** | | | **$382.00** | **$431.00** | **$499.00** | |

**Building Type: Detached House**

| **The Birches (All Electric)** (EE Equip: Win-V,Ins) | 0BR | 1BR | 2BR | 3BR | **4BR** | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,H,WH,C) | | | | | $309.00 | |
| Water *(Bellingham)* | | | | | $71.00 | |
| Sewer *(Bellingham)* | | | | | $91.00 | |
| Trash | | | | | $59.00 | |
| **Totals** | | | | | **$530.00** | |

**Building Type: Detached House**

| **The Birches (Gas Heating)** (EE Equip: Win-V,Ins) | 0BR | 1BR | 2BR | 3BR | **4BR** | 5BR |
|---|---|---|---|---|---|---|
| Electricity (L&A,WH,C) | | | | | $168.00 | |
| Natural Gas W(H) | | | | | $55.00 | |
| Water *(Bellingham)* | | | | | $71.00 | |
| Sewer *(Bellingham)* | | | | | $91.00 | |
| Trash | | | | | $59.00 | |
| **Totals** | | | | | **$444.00** | |

# BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES, WA

## WHATCOM COUNTY

### PUBLIC HOUSING

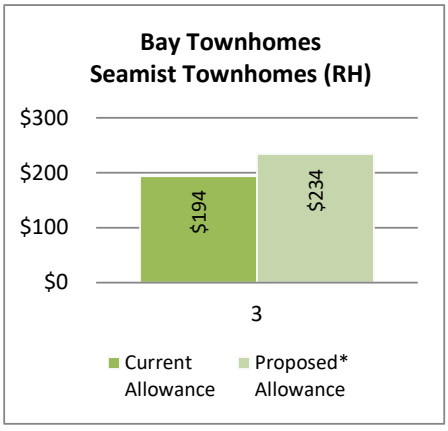
### COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES

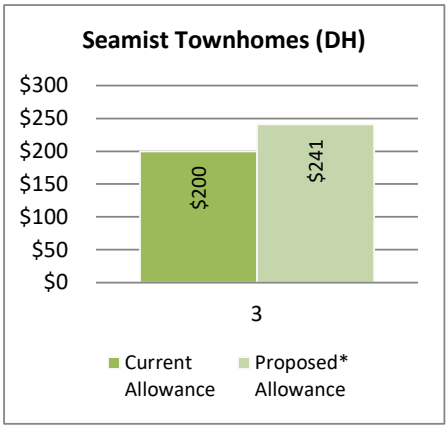
**Chart 4**

**UPDATE 2026**

| Development | Bedroom Size | Current Allowance | Proposed* Allowance | Difference** |
|---|---|---|---|---|
| **Bay Townhouses, Seamist Townhouses (All Electric) (Row House)** | 3 | $194.00 | **$234.00** | **$40.00** |
| **Seamist Townhomes (All Electric) (Detached House)** | 3 | $200.00 | **$241.00** | **$41.00** |
| **Baycrest Homes (Detached House)** | 3 | $168.00 | **$230.00** | **$62.00** |
| | 4 | $178.00 | **$249.00** | **$71.00** |
| **The Birches (All Electric) (Semi-Detached)** | 2 | $394.00 | **$449.00** | **$55.00** |
| | 3 | $444.00 | **$510.00** | **$66.00** |
| | 4 | $507.00 | **$587.00** | **$80.00** |
| **The Birches (Gas Heating) (Semi-Detached)** | 2 | $319.00 | **$382.00** | **$63.00** |
| | 3 | $357.00 | **$431.00** | **$74.00** |
| | 4 | $408.00 | **$499.00** | **$91.00** |
| **The Birches (All Electric) (Detached House)** | 4 | $454.00 | **$530.00** | **$76.00** |
| **The Birches (Gas Heating) (Detached House)** | 4 | $358.00 | **$444.00** | **$86.00** |

Proposed allowances include the average for electric and natural gas summer and winter months.
*Proposed allowances were rounded to the nearest dollar.
**After rounding.

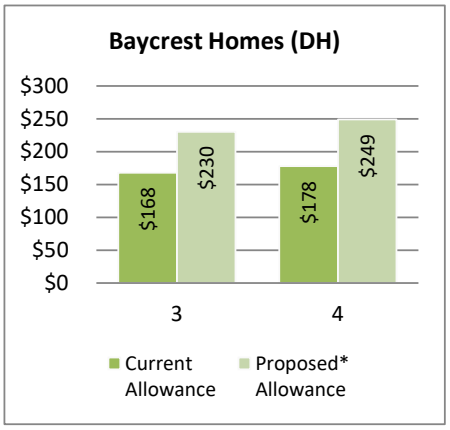


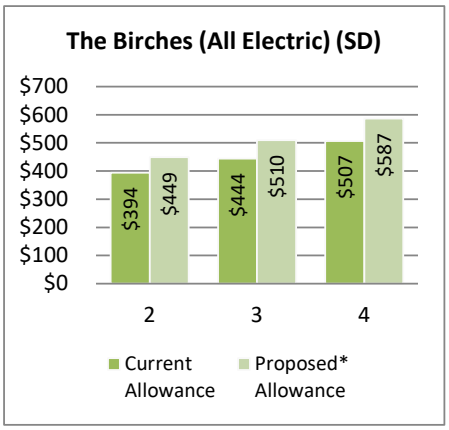



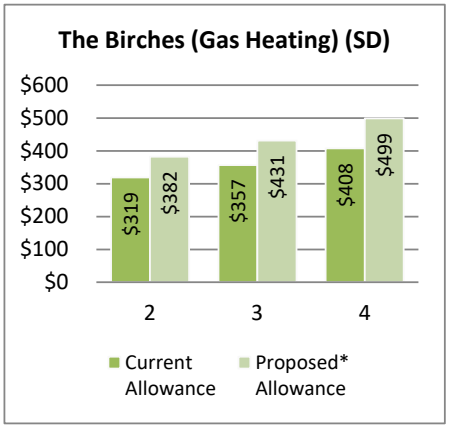
# BELLINGHAM/WHATCOM COUNTY HOUSING AUTHORITIES, WA

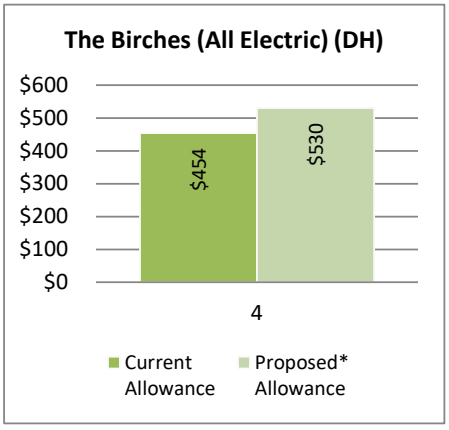
## WHATCOM COUNTY

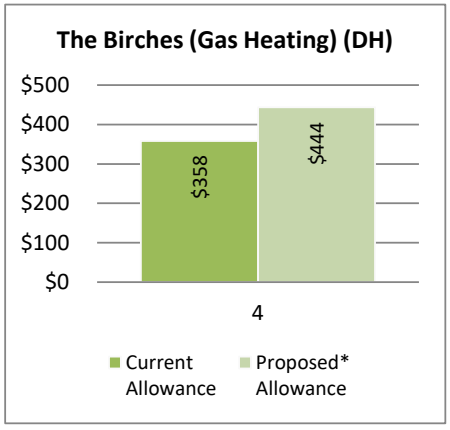
### PUBLIC HOUSING



Public Housing Flat Rent and Utility Allowance Schedule
Effective 1/1/2027

| Property | Building Type | Utility Type | Unit Size | Unit | 2027 UA | 2027 FMR | 80% of FMR | Flat Rent with UA Adjustment |
|---|---|---|---|---|---|---|---|---|
| Parkway Homes | Semi-detached/ duplex | Electricity & Natural Gas | 2-bdrm | 1800B 1802A/B 1804A/B 1806A/B 1810A/B 1812A/B 1814A 1816A/B 1820A/B 1822A/B | 163 | 1,794 | 1,435 | 1,272 |
| | Semi-detached/ duplex | Electricity & Natural Gas | 3-bdrm | 1800A 1808A/B 1814B 1824A/B | 178 | 2,495 | 1,996 | 1,818 |
| Falls Park | Semi-detached/ duplex | Electricity & Natural Gas | 2-bdrm | 3603A/B 3605B 3607B 3609A/B 3611B 3613B 3615A/B 3617B 3619A/B 3621A/B 3623A/B 3625A 3627A/B 3629A | 163 | 1,794 | 1,435 | 1,272 |
| | Semi-detached/ duplex | Electricity & Natural Gas | 3-bdrm | 3605A 3607A 3611A 3613A 3617A 3625B 3629B | 178 | 2,495 | 1,996 | 1,818 |
| Texas Meadows | Semi-detached/ duplex | All Electric | 2-bdrm | 1602A/B 1606A/B 1610A/B 1612A/B 1614A/B 1616A/B 1618A/B 1620A/B 1622A/B 1628A/B | 241 | 1,794 | 1,435 | 1,194 |
| | Semi-detached/ duplex | All Electric | 3-bdrm | 1600A/B 1604A/B 1624B 1626A/B | 266 | 2,495 | 1,996 | 1,730 |
| Hillside Homes | Semi-detached/ duplex | All Electric | 2-bdrm | 2140 2144 2150 2154 2156 2164 2168 2172 2176 2178 2182 2188 | 207 | 1,794 | 1,435 | 1,228 |
| | Semi-detached/ duplex | All Electric | 3-bdrm | 2142 2146 2148 2152 2158 2162 2166 2170 2174 2180 2184 2186 | 228 | 2,495 | 1,996 | 1,768 |
| Trailside | Semi-detached/ duplex | All Electric | 2-bdrm | 2620 2628 | 191 | 1,794 | 1,435 | 1,244 |
| | Semi-detached/ duplex | All Electric | 3-bdrm | 2622 2626 | 234 | 2,495 | 1,996 | 1,762 |
| Birches | Semi-detached/ duplex | Natural Gas | 2-bdrm | 102A/B 104A/B 107A/B 110A/B 113A/B | 382 | 1,794 | 1,435 | 1,053 |
| | Semi-detached/ duplex | Natural Gas | 3-bdrm | 101A/B 103A/B 105A/B 108A/B 114A/B 115A/B 116A/B | 431 | 2,495 | 1,996 | 1,565 |
| | Semi-detached/ duplex | Natural Gas | 4-bdrm | 106A/B 109A/B | 499 | 3,010 | 2,408 | 1,909 |
| | Detached House | Natural Gas | 4-bdrm | 111 112 | 444 | 3,010 | 2,408 | 1,964 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Baycrest | Detached House | Electricity & Natural Gas | 3-bdrm | 4660 4661 4662 4663 4664 4665 4667 4669 4671 4673 4675 4676 4677 4678 4679 4680 4681 | 230 | 2,495 | 1,996 | 1,766 |
| | Detached House | Electricity & Natural Gas | 4-bdrm | 4670 | 249 | 3,010 | 2,408 | 2,159 |
| Bay Townhouses | Row House/Townhouse | All Electric | 3-bdrm | 732 744 748 | 234 | 2,495 | 1,996 | 1,762 |
| Seamist | Row House/Townhouse | All Electric | 3-bdrm | 1111 1117 1123 1129 1135 1141 1147 1153 1159 1165 1171 1177 | 241 | 2,495 | 1,996 | 1,755 |
| Lincoln, Washington, Chuckanut | Highrise | All Electric | 0-bdrm<br>1-bdrm<br>2-bdrm | | 0<br>0<br>0 | 1,463<br>1,493<br>1,794 | 1,170<br>1,194<br>1,435 | 1,170<br>1,194<br>1,435 |

**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 **10/20/2026** the board, by (unanimous, majority) vote, does approve for payment those vouchers and the cash disbursements for the month **September 2026** described as follows:

| Funds | Voucher Numbers | |
|---|---|---|
| Payroll 08/05/26: | 6935 to 6991 | $ 163,515.60 |
| Payroll 08/22/26: | 7001 to 7057 | $ 175,598.90 |
| BHA – Public Housing: | 2141 to 2156 | $ 107,374.55 |
| Direct Deposit Checks | 1370 to 1378 | $ 742.00 |
| Central Office/Maint. Fund: | 33326 to 33424 | $ 290,960.56 |
| Direct Deposit Checks | 104 to 116 | $ 289,245.11 |
| Section 8 Vouchers: | 133872 to 134216 | $ 849,261.52 |
| Direct Deposit Checks | 90434 to 90596 | $1,509,383.80 |
| BHA/Local Fund: | 10665 to 10693 | $ 320,056.53 |
| Direct Deposit Checks | 133 to 135 | $ 367,758.00 |
| WCHA – Public Housing: | 7777 to 7781 | $ 8,194.80 |
| Direct Deposit Checks | 937 to 940 | $ 524.00 |
| WC/Local Fund: | 104 to 105 | $ 1,386.69 |
| Direct Deposit Checks | 0 to 0 | $ 2.73 |
| *Misc. ACH & Wire Transfers | JV 26046 to JV 26046 | $ -4,416.03 |

_____
Chair

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

**WHATCOM COUNTY HOUSING AUTHORITY**
**Board of Commissioners Regular Meeting**
**September 15, 2026**

**The Board of Commissioners of Whatcom County Housing Authority ("WCHA") held a regular meeting on Tuesday, September 15, 2026 in a hybrid format. The meeting was called to order at 1:00 p.m. by 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<br>Commissioner Stephen Gockley<br>Commissioner Steven Price |
| **Absent & Excused:** | Commissioner Terry Bornemann<br>Commissioner Alana Pattermann |
| **BWCHA Staff Presenters:** | Lindsay Burmeister, Executive Services/HR Manager<br>Andrew Calkins, Executive Director<br>Tony Casale, Director of Development<br>Steve Grichel, Housing Programs Manager<br>Robyn Weber, Affordable Housing Programs Manager |
| **Guest Presenters:** | None |

**PUBLIC COMMENT AND RESIDENT INPUT**
None

**A. REPORTS**

1. WCHA Quarterly Financial Report: Attached to the Agenda
   *Executive Director Andrew Calkins introduced the WCHA Quarterly Financial Report and asked the board if they had any questions on the content of the report. Commissioners had no questions.*

**B. HEARINGS / ACTION ITEMS**:

**RECESS THE PUBLIC MEETING AND OPEN A PUBLIC HEARING OF INTENT TO APPROVE RESOLUTION 829, FY 2027 WCHA PHA PLAN**

PUBLIC HEARING
Public Hearing: Intent to Approve Resolution 829, FY 2027 WCHA PHA Plan

Public Comment and Resident Input:
None

**CLOSE THE PUBLIC HEARING ON INTENT TO APPROVE RESOLUTION 829, FY 2027 WCHA PHA PLAN**

1. **Resolution 829: Approve WCHA PHA Action Plan** (Link to doc)
   Affordable Housing Programs Manager Robyn Weber provided an overview of resolution 829 noting that a small change was made regarding the medical deduction expense to the tenants since the last meeting.

   Approve Resolution 829

   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 830, WCHA PUBLIC HOUSING 2026-2030 CAPITAL FUND 5-YEAR ACTION PLAN**

PUBLIC HEARING
Public Hearing: WCHA Public Housing 2026-2030 Capital Fund 5-year Intent to Approve Resolution 830, FY 2027 WCHA PHA Plan

Public Comment and Resident Input:
None

**CLOSE THE PUBLIC HEARING ON INTENT TO APPROVE RESOLUTION 830, WCHA PUBLIC HOUSING 2026-2030 CAPITAL FUND 5-YEAR ACTION PLAN**

2. **Resolution 830: Approve WCHA Public Housing 2026-2030 Capital Fund 5-Year Action Plan**
   Director of Development Tony Casale provided an overview of resolution 830.

   Approve Resolution 830

   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. **Approve Nomination for Chair and Vice Chair (November 2026 – October 2027)**
   Commissioner Price nominated Valerie Billmire for Chair and Stephen Gockley for Vice Chair, Commissioner Billmire seconded the motion.

**D. CONSENT**

Commissioner Billmire moved to approve the Consent Agenda as follows:

Motion: Approve Cash Disbursements/Vouchers for the months of August 2026

Motion: Approve Minutes for the month of August 2026 Regular 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<br>Commissioner Stephen Gockley<br>Commissioner Steven Price |
| **NAYES:** | None |

**ADJOURNMENT**

The meeting was adjourned at 1:24PM

Respectfully Submitted,

**Andrew Calkins**
**Secretary/Treasurer**

**ATTEST:**

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

**January 2027 – December 2027 Regular Meeting Schedule of the Bellingham Whatcom County Housing Authorities Board of Commissioners**

| Date and Time | Locations |
|---|---|
| Tuesday, January 19, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, February 16, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, March 16, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, April 20, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, May 18, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, June 15, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, July 20, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, August 17, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, September 21, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| *Tuesday, October 19, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| Tuesday, November 16, 2027<br>1:00PM | BWCHA Administrative Building<br>321 N. Samish Way & Hybrid via Zoom |
| **Tuesday, December 14, 2027<br>1:00PM | BWCHA Administrative Building<br>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
**Second Tuesday of the Month

**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.

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.