

2026-2030 WCHA Narrative Five Year Action Plan

The Whatcom County Housing Authority's 2026–2030 Capital Fund 5-Year Action Plan focuses on preserving and modernizing its public housing portfolio to ensure long-term viability, resident safety, and quality of life. Planned activities emphasize critical building system upgrades, resident amenity improvements, and compliance with HUD regulations. The plan includes provisions for emergency and unforeseen capital needs to address urgent health, safety, and structural concerns as they arise, ensuring the Housing Authority's ability to maintain quality housing for its residents throughout the five-year period. The years indicated are the funding years and not necessarily the project year.

2026

2026	Admin	\$ 27,200.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2026	A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2026	Baycrest Electrical	\$ 112,000.00	Replace ungrounded outlets, wiring, and breaker boxes in 8 remaining homes.
2026	Seamist Ventilation Work	\$ 50,000.00	Update Seamist attic ventilation system per design
2026	Landscaping/Playgrounds	\$ 35,000.00	Update landscaping and backfill playgrounds at the Birches, Baycrest, Seamist, Bay Townhouses
2026	Interior/Exterior Modernization	\$ 38,008.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
		\$ 272,208.00	\$ -

2027

2027	Admin	\$ 27,200.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2027	A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements
2027	Asphalt and Concrete Repairs and Replacement	\$ 50,000.00	Seal cracks, seal two coats asphalt and paint lines as required.
2027	Interior/Exterior Modernization	\$ 50,000.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security
2027	Seamist siding, windows and envelope modernization	\$ 135,008.00	Replacement of exterior siding and windows, and improve envelop at Seamist to improve building durability, weather resistance, and appearance.
		\$ 272,208.00	\$ -

2028

2028	Admin	\$ 27,200.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2028	A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.

2028	Interior/Exterior Modernization	\$ 115,008.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2028	The Birches Walking Path	\$ 50,000.00	Procure, bid, and asphalt walkway, or replacement as needed, to address safety hazards, and improve accessibility for the Birches walking path.
2028	Landscaping/playground backfills	\$ 30,000.00	Update landscaping and backfill playgrounds at the Birches, Baycrest, Seamist, Bay Townhouses.
2028	The Birches Roofs	\$ 40,000.00	Replace roofs, gutters and downspouts at Birches Units 107,109,113
		\$ 272,208.00	\$ -
2029			
2029	Admin	\$ 27,200.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2029	A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2029	Interior/Exterior Modernization	\$ 90,008.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2029	Asphalt and Concrete Repairs and Replacement	\$ 35,000.00	Procure, bid, and complete asphalt and concrete repairs or replacement as needed to address safety hazards, improve accessibility, and maintain driveways, parking areas, sidewalks, and patios. (Birches)
2029	The Birches siding, windows and envelope modernization	\$ 110,000.00	Replacement of exterior siding and windows, and improve envelop at the Birches to improve building durability, weather resistance, and appearance.
		\$ 272,208.00	\$ -
2030			
2030	Admin	\$ 27,200.00	WCHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2030	A&E	\$ 15,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2030	Interior/Exterior Modernization	\$ 109,096.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2030	Baycrest Fencing	\$ 50,000.00	Procure, bid, and complete fencing and private areas at the Baycrest Homes
2030	Bay Townhouse siding, windows and envelope modernization	\$ 70,912.00	Replacement of exterior siding and windows, and improve envelop at the Bay Townhouses to improve building durability, weather resistance, and appearance.
		\$ 272,208.00	\$ -

