

2026-2030 BHA Narrative Five Year Action Plan

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

2026 HUD Allocation: \$ 1,253,689.00

2026

2026	Family Housing Admin	\$ 25,073.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2026	High Rise Admin	\$ 100,295.00	
2026	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2026	High Rise A&E	\$ 15,000.00	
2026	High Rise Interior & Exterior Modernization	\$ 25,000.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2026	Family Housing Interior & Exterior Modernization	\$ 18,691.00	
2026	Washington Square - Window Replacement	\$ 424,630.00	Replacement of selected windows at Washington Square, includes envelop repair and A&E.
2026	Washington Square - Roof Replacement	\$ 635,000.00	Bid, procure, and contract for the replacement of the roof at Washington Square, including all necessary demolition, materials, labor, A&E, and related construction activities.
		\$ 1,253,689.00	\$ -

2027

2027	Family Housing Admin	\$ 25,073.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2027	High Rise Admin	\$ 100,295.00	

2027	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades. Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2027	High Rise A&E	\$ 15,000.00	
2027	High Rise Interior & Exterior Modernization	\$ 28,493.00	
2027	Family Housing Interior & Exterior Modernization	\$ 20,000.00	
2027	High Rise Elevator Updates	\$ 10,000.00	
2027	Lincoln Patio Modernization	\$ 30,196.00	
2027	Washington Square Roof Replacement	\$ 340,000.00	
2027	Chuckanut Window Replacement	\$ 674,632.00	
		\$ 1,253,689.00	\$ -
2028			
2028	Family Housing Admin	\$ 25,073.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2028	High Rise Admin	\$ 100,295.00	
2028	Family Housing A&E	\$ 5,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2028	High Rise A&E	\$ 15,000.00	
2028	High Rise Asphalt	\$ 35,000.00	Asphalt coating (2 coats), Crack sealing, and painting of the parking and other stiping.
2028	High Rise Interior & Exterior Modernization	\$ 20,000.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2028	Family Housing Interior & Exterior Modernization	\$ 20,000.00	

2028	Washington Square - Windows Replacement	\$ 258,321.00	Continue replacement of windows at Washington Square. Work includes bidding, procurement, A&E and installation of new windows.
2028	High Rise Bathroom Modernization	\$ 200,000.00	Modernize resident bathrooms in the High Rise building, including replacement of fixtures, finishes, and any plumbing upgrades as needed. Includes A&E
2028	High Rise Common Area Flooring Replacement	\$ 25,000.00	Replace common area flooring at Lincoln Square, Chuckanut Square, and Washington Square to improve safety, durability, and aesthetics.
2028	Chuckanut Square - Roof Replacement	\$ 550,000.00	Bid, procure, and contract for the replacement of the roof at Chuckanut Square, including all necessary demolition, materials, labor, and related construction activities.
		\$ 1,253,689.00	\$ -
2029			
2029	Family Housing Admin	\$ 25,073.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries, project management, and other eligible administrative expenses.
2029	High Rise Admin	\$ 100,295.00	
2029	Family Housing A&E	\$ 10,000.00	Program is utilized for architectural and engineering services associated with capital improvements such as siding, exterior patios, windows, and other building envelope or site-related upgrades.
2029	High Rise A&E	\$ 15,000.00	
2029	High Rise Interior & Exterior Modernization	\$ 135,632.00	Unforeseen capital needs and emergency repairs necessary to protect the health, safety, and security of residents, or to prevent further deterioration of housing properties.
2029	Family Housing Interior & Exterior Modernization	\$ 17,689.00	
2029	Chuckanut Square - Roof Replacement Completion	\$ 125,000.00	Finalize roof replacement at Chuckanut Square, including all necessary materials, installation, and related repairs.
2029	Washington Square - Windows Replacement	\$ 825,000.00	Continue the phased replacement of windows at Washington Square.
		\$ 1,253,689.00	\$ -
2030			
2030	Family Housing Admin	\$ 25,073.00	BHA may budget and expend up to 10% of its annual Capital Fund grant for administrative costs, including staff salaries,

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

Updated 7/15/26