

**SPECIAL HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY  
BOARD OF COMMISSIONERS  
MEETING MINUTES**

**Thursday, June 26, 2025**

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**I. Call to Order**

The special meeting of the Board of Commissioners of the Sedro-Woolley Housing Authority was called to order by Chair Laurie Fellers at 10:52a.m., on Thursday, June 26, 2025.

**II. Roll Call**

**Present:** Commissioner Laurie Fellers (Chair), Commissioner Debra Lancaster, Commissioner Mario Padilla (via Zoom).

**Excused:** Commissioner Kevin Riley

**III. Public Comment**

No public comment.

**IV. Approval of Minutes**

**A. April 17, 2025**

Commissioner Debra Lancaster moved for approval of the Minutes with the correction of time started, seconded by Commissioner Mario Padilla; the Board unanimously approved the Minutes from April 17, 2025.

**V. Action Items for Discussion & Approval**

**A. Approval of Voucher Report April 1, 2025 to May 31, 2025**

Questions of Commissioners were answered.

Commissioner Debra Lancaster moved for approval of the Voucher Report, seconded by Commissioner Mario Padilla; the board unanimously approved the Voucher Report for April 1, 2025 to May 31, 2025.

**VI. Reports**

**A. Financial Report for April 2025**

Sean Lay, Financial Reporting Manager gave a detailed report of the Financial Report.

Questions of Commissioners were answered.

**B. Housing Management Report for April/May 2025**

Sela Kennedy, Regional Manager, gave details for the Housing Management Report.

## VIII. New Business

### A. Federal Happenings

The Project Based Voucher Program Issue that was in the Seattle times, not related to SWHA. For our HCVP, one of the plans is to block grant to the State. The state normally does not have a role administering it, so this would be something new. Congress is the body of Government that appropriates funding for the program and it would take a super majority to pass, which is highly unlikely. The proposed White House budget would have a deep slash to programs, around 43% reduction. This would impact Sedro-Woolley Housing Authority if that level of program funding would go through. We need to bring this forward for discussion, with respect to some of the recent spending that we have made on the elevators. KCHA has decided to move forward by repositioning our public housing portfolio through the RAD process. We have energy performance contracts that are expiring at the end of the year. The RAD conversion will allow us to maintain our rents at our current level. Where we would lose our subsidy from the energy performance contracts that are expiring. Capital funds that are allocated to public housing units, if there are deep cuts to the program, the capital funds will be cut deep and frankly they will probably be deeper than even the funding for the voucher program. Public Housing operating subsidies are also at risk. What we know with respect to Sedro-Woolley, and us having to pay a certain amount to relocate people temporarily, once the elevators went out, there are very thin margins for operating in terms of the current structure. If capital funds are impacted at all, and to a certain extent, KCHA already supplements some of Sedro-Woolley's operations already. This RAD conversation is one that we need to have soon to increase revenue in a very threatened funding environment.

We annually review the rents. Fair Market Rent – in April – we can pull the FMR's and look at those. We will add to the next agenda to talk about.

Commissioners would like to add to future agendas to do a check-in of what is happening federally.

### Adjournment

There being no further business before the Board of Commissioners, the meeting was adjourned at 11:19 a.m.

THE HOUSING AUTHORITY OF THE  
CITY OF SEDRO-WOOLLEY, WASHINGTON



DEBRA LANCASTER, Vice-Chair  
Board of Commissioners



ROBIN WALLS  
President/CEO