

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

Thursday, December 11, 2025

I. Call to Order

The special virtual meeting of the Board of Commissioners of the Sedro-Woolley Housing Authority was called to order by Chair Debra Lancaster at 10:48 a.m., on Thursday, December 11, 2025.

Introductions of new Sedro-Woolley Commissioners James Cox and Daniel Hasenoehrl and the KCHA staff.

II. Roll Call

Present: Commissioner Debra Lancaster (Chair), Commissioner Danielle Fontaine, Commissioner James Cox and Commissioner Daniel Hasenoehrl

Absent: Commissioner Mario Padilla

III. Public Comment

No public comment.

IV. Approval of Minutes

A. October 9, 2025

Commissioner Danielle Fontaine moved for approval of the Minutes, seconded by Commissioner Daniel Hasenoehrl; the Board unanimously approved the Minutes from October 9, 2025.

VI. Action Items for Discussion & Approval

A. Approval of Voucher Report September 1, 2025 to October 31, 2025

Questions of Commissioners were answered.

Commissioner Daniel Hasenoehrl moved for approval of the Voucher Report, seconded by Commissioner Danielle Fontaine; the board unanimously approved the Voucher Report for September 1, 2025 to October 31, 2025.

B. Resolution No. 508 - 2026 Budget Resolution

Saeed Hajarizadeh, Executive VP of Administration gave a summary of the 2026 Budget.

Questions of Commissioners were answered.

Commissioner Danielle Fontaine moved for approval of Resolution No. 508 with the caveat that staff double check the numbers and will give an actual update for the Board in February, 2026, seconded by Commissioner James Cox; the board unanimously approved Resolution 508.

VII. Reports

A. Housing Management Report for August/September 2025

Nancy Cibrian-Perry, Regional Manager, gave details for the Housing Management Report.

B. Financial Report for August 2025

Sean Lay, Financial Reporting Manager talked about the highlights of the report.

C. Financial History

Saeed Hajarizadeh, Executive VP of Administration, gave a summary of the audit as well as the financial history for SWHA finances and where we are currently.

D. Rental Assistance Demonstration (RAD) Presentation

Chris Clevenger, Housing Initiatives Officer, presented the SWHA Repositioning. Converting SWHA's Public Housing portfolio to the Section 8 program through HUD's Rental Assistance Demonstration Program (RAD). He outlined the impact on residents as well as the RAD Conversion process.

E. Federal Update

Robin Walls, President/CEO

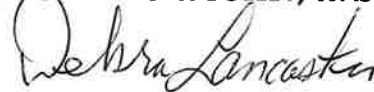
Continuing Resolution until the end of January. There may be a Transportation HUD bill that gets approved. We believe it will be approved because of the shutdown. This also includes TSA workers and aviation. The challenges for appropriations for 2026 THUD bill, there are two numbers from the Senate and House. They are both showing decreases with housing.

VIII. New Business

IX. Adjournment

There being no further business before the Board of Commissioners, the meeting was adjourned at 12:25 p.m.

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



DEBRA LANCASTER, Chair
Board of Commissioners



ROBIN WALLS
President/CEO