

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY
BOARD OF COMMISSIONERS
SPECIAL HYBRID MEETING MINUTES
Thursday, February 12, 2026

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 10:25 a.m., on Thursday, February 12, 2026.

10:25am-10:45am – The Sedro-Woolley Commissioners hosted a Reception for Sedro-Woolley Housing Authority residents to get acquainted.

10:45am – official business started.

Introductions around the room.

II. Roll Call

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

III. Public Comment

Richard Hall gave public comment.

Martha Terwilliger gave public comment.

IV. Approval of Minutes

A. December 11, 2025

Commissioner Daniel Hasenoehrl moved for approval of the Minutes, seconded by Commissioner Mario Padilla; the Board unanimously approved the Minutes from December 11, 2025.

VI. Action Items for Discussion & Approval

A. Approval of Voucher Report December 1, 2025 to January 31, 2026

Questions of Commissioners were answered.

Commissioner Daniel Hasenoehrl moved for approval of the Voucher Report, seconded by Commissioner Mario Padilla; the board unanimously approved the Voucher Report for December 1, 2025 to January 31, 2026.

B. **Resolution No. 509 – Authorizing Changes to the Public Housing Admission and Continued Occupancy Policy (ACOP)**

Judi Jones, Senior Program Compliance Manager explained the Resolution.

Commissioner Danielle Fontaine moved for approval, seconded by Commissioner Mario Padilla; the board unanimously approved Resolution 509.

C. **Resolution No. 510 – Authorizing the Submission of Rental Assistance Demonstration (RAD) Program Applications to HUD for All Public Housing Units**

Nicole Damm, Interim Assistant VP of Property Management presented the Resolution.

Questions of Commissioners were answered

Please let Commissioners know when the meetings are for information.

Commissioner Mario Padilla moved for approval, seconded by Commissioner James Cox; the board unanimously approved Resolution 510.

VII. Reports

A. Housing Management Report for December 2025/January 2026

Nancy Cibrian-Perry, Regional Manager, gave details for the report.

There are zero vacancies and no turnovers. 522 households are on the waiting list.

B. Financial Report for December 2025

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

C. Federal Update

Robin Walls, President/CEO

- We are no longer in a Continuing Resolution. It was passed last week. There was a decrease in capital funds for 2026, however, the good news is that we received notification that we were eligible for shortfall. We did apply for shortfall funding. An overall decrease of capital funds for public housing.

VIII. New Business

IX. Adjournment

There being no further business before the Board of Commissioners, the meeting was adjourned at 11:48 a.m.

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



DEBRA LANCASTER, Chair
Board of Commissioners



ROBIN WALLS
President/CEO