

**HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY**  
**BOARD OF COMMISSIONERS**  
**HYBRID MEETING MINUTES**  
**Thursday, April 16, 2026**

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**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 10:45 a.m., on Thursday, April 16, 2026.

Introductions around the room.

**II. Roll Call**

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

**III. Public Comment**

Richard Hall gave public comment.

**IV. Approval of Minutes**

**A. February 12, 2026**

Commissioner Daniel Hasenoehrl moved for approval of the Minutes, seconded by Commissioner Mario Padilla; the Board unanimously approved the Minutes from February 12, 2026.

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

**A. Approval of Voucher Report February 1, 2026 to March 31, 2026**

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

**B. Resolution No. 511 – Adopting the Amended 2026-203 5 Year Public Housing Agency Plan Incorporating Rental Assistance Demonstration Requirements**

Penny Bradley, Senior Vice President of Housing and Community Services

There was a public comment this morning before the SWHA Board meeting. There was one public comment.

Questions of Commissioners were answered.

Commissioner Mario Padilla moved for approval, seconded by Commissioner Daniel Hasenoehrl; the board unanimously approved Resolution 511.

**VII. Reports**

**A. Housing Management Report for February 2026/March 2026**

Michelle Davis, Senior Property Manager gave the summary of the reports with details that we are fully staffed for NSPIRE inspections that were done at Cedar Grove. We haven't received notice for Hillsvew yet. NSPIRE is the inspection that HUD does. HUD's National Standards for the Physical Inspection of Real Estate. Focusing on three main areas. Unit, Inside and Outside. HUD gives 28 days notice for the inspection. We do not have the results from the visit at this time.

**B. Financial Report for February 2026**

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

Commissioners would like to see a longer trendline with report as a yearly report compared to last year.

Elevator questions.

**C. Federal Update**

Penny Bradley, Senior Vice President of Housing and Community Services

Proposed President's budget. The cuts were not as severe as last year.

We did get acalade from PDAS Prinicipal deputy for MTW. That is a good thing. Shout out to us.

We were notified yesterday that we have a small claims case that was launched for KCHA staff member. We are already

**VIII. New Business**

**IX. Adjournment**

There being no further business before the Board of Commissioners, the meeting was adjourned at 11:28 a.m.

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



**DEBRA LANCASTER, Chair**  
Board of Commissioners



**ROBIN WALLS**  
President/CEO