

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



HYBRID MEETING OF THE BOARD OF COMMISSIONERS

Thursday, April 16, 2026
10:45am

Zoom Link:

<https://kcha-org.zoom.us/j/83696082090>

Hillsview Apartments
830 Township St
Sedro-Woolley, WA 98284

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Thursday, April 16, 2026 - 10:45am

Hillview Apartments – 830 Township Street, Sedro-Woolley, WA 98284

- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Approval of Minutes** **1**
 - A. Board Meeting Minutes – February 12, 2026
- V. Action Items for Discussion & Approval** **2**
 - A. Approval of Voucher Report – February 1, 2026 to March 31, 2026
 - B. Resolution 511 –** **3**
 - Adopting the Amended 2026-203 5-Year Public Housing Agency
Plan Incorporating Rental Assistance Demonstration Requirements
- VI. Reports**
 - A. Housing Management Report for Feb 2026/Mar 2026 **4**
 - B. Financial Report for February 2026 **5**
 - C. Federal Update
- VII. New Business**
- VIII. Adjournment**

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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

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HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



SWHA Board of Commissioners
Laurie Fellers, *Chair*
Katherine Olson
Debra Lancaster
Kevin Riley

KCHA President/CEO
Robin Walls

TO: Board of Commissioners
FROM: Crystal Barrow-Mendez, Accounting Manager
DATE: April 7, 2026
RE: Approval of Vouchers February 1, 2026 to March 31, 2026

I, Crystal Barrow-Mendez, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the expenditures represented by the summary listed below were just obligations of the Sedro-Woolley Housing Authority, and that I am authorized to authenticate and certify said claims.

Crystal Barrow-Mendez
Accounting Manager
April 7, 2026

Expenditures to Sedro-Woolley

Operations

| | |
|-------------------------|-------------|
| Directly to Cedar Grove | 18,134.56 |
| Cedar Grove Voids | <u>0.00</u> |
| Cedar Grove Total | 18,134.56 |

| | |
|----------------------|------------------|
| Directly to Hillsvie | 44,694.32 |
| Hillsvie Voids | <u>0.00</u> |
| Hillsvie Total | <u>44,694.32</u> |

| | |
|---------------------------|-------------------------|
| Total Expenditures | <u><u>62,828.88</u></u> |
|---------------------------|-------------------------|

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
2/01/2026 TO 3/31/2026

| Account No. | Major Account Description | Amount | Property | Vendor Name | Voucher Description | Date | Check Number | |
|--------------------|---|--------|----------|---------------------------------|--------------------------------------|-----------|--------------|--------|
| CEDAR GROVE | | | | | | | | |
| 140000 | Prepaid Insurance | 15.75 | 103 | RESILIENCE | RSP-EDGE-1 | 2/20/2026 | 361780 | |
| 400100 | Salaries-Temporary Employees | 14.46 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. W/E 01/31/26 | 2/6/2026 | 361509 | |
| 400100 | Salaries-Temporary Employees | 11.57 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. W/E 01/24/26 | 2/6/2026 | 361509 | |
| 400100 | Salaries-Temporary Employees | 14.46 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/07/26 | 2/13/2026 | 361648 | |
| 400100 | Salaries-Temporary Employees | 13.37 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/14/26 | 2/20/2026 | 361768 | |
| 400100 | Salaries-Temporary Employees | 8.67 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/21/26 | 2/27/2026 | 361882 | |
| 400100 | Salaries-Temporary Employees | 11.57 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/28/26 | 3/13/2026 | 362113 | |
| 400100 | Salaries-Temporary Employees | 14.46 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 03/07/26 | 3/13/2026 | 362113 | |
| 400100 | Salaries-Temporary Employees | 7.59 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 03/14/26 | 3/20/2026 | 362216 | |
| 400100 | Salaries-Temporary Employees | 14.46 | 103 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 03/21/26 | 3/27/2026 | 362310 | |
| 410000 | Admin Supplies | 18.22 | 103 | ABC IMAGING | 2025 INTAKEPACKET | 2/27/2026 | 361859 | |
| 411102 | Comp Equipment-Hardware Maintenance | 0.82 | 103 | DELL MARKETING LP | PROSUPPORT | 2/6/2026 | 361426 | |
| 411102 | Comp Equipment-Hardware Maintenance | 2.37 | 103 | PAPERLESS PRODUCTIVITY INC | SUPPORT RENEWAL 033126 TO 033027 | 3/6/2026 | 361981 | |
| 411102 | Comp Equipment-Hardware Maintenance | 2.53 | 103 | DELL MARKETING LP | SVC PLANS 03/23/26 TO 03/22/2027 | 3/13/2026 | 362045 | |
| 411102 | Comp Equipment-Hardware Maintenance | 0.30 | 103 | CDW/COMPUTER CENTERS INC | FORTNET CUSTOMCOTERM | 3/27/2026 | 362258 | |
| 411103 | Comp Equipment-Software Maintenance | 3.11 | 103 | PAPERLESS PRODUCTIVITY INC | SUPPORT RENEWAL 033126 TO 033027 | 3/6/2026 | 361981 | |
| 411104 | Comp Equipment-Software as a Service Fees | 2.10 | 103 | RAVE MOBILE SAFETY | ADDL LICENSE | 2/27/2026 | 361895 | |
| 411104 | Comp Equipment-Software as a Service Fees | 4.54 | 103 | EXTREME NETWORKS INC | FEB 2026 NIAAS BILLING | 3/6/2026 | 362014 | |
| 411104 | Comp Equipment-Software as a Service Fees | 412.21 | 103 | CDW/COMPUTER CENTERS INC | ANNUAL RENEWAL 020126 TO 013127 | 3/6/2026 | 361928 | |
| 411901 | Equipment-Other-Leased/Rented | 1.33 | 103 | CANON FINANCIAL | MAINT USAGE DEC 2025 | 2/6/2026 | 361475 | |
| 411901 | Equipment-Other-Leased/Rented | 1.32 | 103 | CANON FINANCIAL | 2LP03248 | 2/27/2026 | 361850 | |
| 411901 | Equipment-Other-Leased/Rented | 1.37 | 103 | QUADIANT LEASING USA INC | 123025 TO 032926 - LEASE PYMNT | 3/13/2026 | 362108 | |
| 411901 | Equipment-Other-Leased/Rented | 0.96 | 103 | CANON FINANCIAL | CAON 2LP03248 | 3/27/2026 | 362286 | |
| 420000 | Professional Services-Legal | 16.26 | 103 | MONTGOMERY PURDUE BLANKINSHIP | LEGAL SVC THRU 113025 | 2/20/2026 | 361693 | |
| 420000 | Professional Services-Legal | 172.50 | 103 | MONTGOMERY PURDUE BLANKINSHIP | LEGAL SERVICES | 2/20/2026 | 361693 | |
| 420000 | Professional Services-Legal | 153.33 | 103 | MONTGOMERY PURDUE BLANKINSHIP | LEGAL SVC THRU 113025 | 2/20/2026 | 361693 | |
| 420101 | Professional Services-Auditing | 573.38 | 103 | STATE AUDITOR S OFFICE | CPA REVIEW | 2/6/2026 | 361409 | |
| 420908 | Professional Services-Comps | 0.28 | 103 | MRI SOFTWARE LLC | CONSULTING | 2/13/2026 | 361618 | |
| 420908 | Professional Services-Comps | 3.97 | 103 | CERIUM NETWORKS INC | INTRADO PROFESSIONAL SVC | 2/27/2026 | 361854 | |
| 420908 | Professional Services-Comps | 0.75 | 103 | UNIT 4 BUSINESS SOFTWARE | HRS FOR SETUP OF ERP DATABASE | 3/6/2026 | 361941 | |
| 420908 | Professional Services-Comps | 0.05 | 103 | UNIT 4 BUSINESS SOFTWARE | HRS FOR IMPLEMENTATION OF NEW MODULE | 3/6/2026 | 361941 | |
| 420908 | Professional Services-Comps | 0.35 | 103 | MRI SOFTWARE LLC | | Feb-26 | 3/13/2026 | 362086 |
| 421904 | Admin - Cloud Recovery Services | 18.11 | 103 | NET2VAULT LLC | VAULTING | 2/13/2026 | 361627 | |
| 421904 | Admin - Cloud Recovery Services | 18.11 | 103 | NET2VAULT LLC | DISASTER RECOVERY SVC | 3/6/2026 | 361970 | |
| 440011 | Travel-Mileage Reimbursement | 2.05 | 103 | LARKIN MCCOOL | 012125 TO 123125 MILEAGE | 2/13/2026 | 361683 | |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.71 | 103 | CENTURYLINK | 1/24/26-2/23/26 SVC | 2/13/2026 | 361583 | |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.12 | 103 | CENTURYLINK | 1/26/26-2/25/26 SVC | 2/13/2026 | 361583 | |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.47 | 103 | INTRADO LIFE & SAFETY INC | JAN 26 MONTHLY CHARGE | 3/6/2026 | 361976 | |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.83 | 103 | CENTURYLINK | | Mar-26 | 3/20/2026 | 362217 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.30 | 103 | CENTURYLINK | | Feb-26 | 3/20/2026 | 362167 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.71 | 103 | CENTURYLINK | DEC 2025 & FEB 2026 | | 3/20/2026 | 362167 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.83 | 103 | CENTURYLINK | | Feb-26 | 3/20/2026 | 362217 |
| 450004 | Comm-Phones Lines-Data | 5.44 | 103 | 11:11 SYSTEMS INC | 10/24/26 TO 10/31/26 | | 3/13/2026 | 362142 |
| 450004 | Comm-Phones Lines-Data | 2.81 | 103 | 11:11 SYSTEMS INC | 112725 TO 113025 - INTERNET | | 3/20/2026 | 362241 |
| 450004 | Comm-Phones Lines-Data | 4.65 | 103 | 11:11 SYSTEMS INC | 110525 TO 113025 - BROADBAND | | 3/20/2026 | 362241 |
| 450100 | Comm-Long Distance Charges | 0.16 | 103 | CENTURYLINK | PHONE SVC FOR 600 ANDOVER | 2/27/2026 | 361883 | |

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
2/01/2026 TO 3/31/2026

| Account No. | Major Account Description | Amount | Property | Vendor Name | Voucher Description | Date | Check Number |
|-------------|---|----------|----------|---------------------------------------|--|------------------|--------------|
| 491000 | Admin Exp-Criminal/Background Checks | 5.73 | 103 | NATIONAL CREDIT REPORTING | JAN 2026 CREDIT REPORTS | 2/13/2026 | 361580 |
| 491000 | Admin Exp-Criminal/Background Checks | 4.27 | 103 | NATIONAL CREDIT REPORTING | FEB 2026 - CREDIT REPORTING | 3/20/2026 | 362163 |
| 491001 | Admin Exp-Tenant Screening | 2.28 | 103 | CARASOFT TECHNOLOGY CORPORATION | PO # A1B2WA000POT | 2/13/2026 | 361641 |
| 491001 | Admin Exp-Tenant Screening | 2.73 | 103 | CARASOFT TECHNOLOGY CORPORATION | PO # A1BWA000POT - ORDER # 26015976 FEB 2026 | 3/20/2026 | 362210 |
| 493000 | Other Admin Exp-Postage | 14.80 | 103 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493000 | Other Admin Exp-Postage | 14.84 | 103 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493000 | Other Admin Exp-Postage | 6.62 | 103 | QUADIENT FINANCE USA INC | POSTAGE | 2/27/2026 | 361877 |
| 493000 | Other Admin Exp-Postage | 23.80 | 103 | MAIL ADVERTISING BUREAU INC | DEC 2025 POSTAGE | 3/13/2026 | 362030 |
| 493000 | Other Admin Exp-Postage | 14.80 | 103 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - SEDRO WOOLLEY | 3/20/2026 | 362151 |
| 493000 | Other Admin Exp-Postage | 3.97 | 103 | MAIL ADVERTISING BUREAU INC | | Mar-26 3/20/2026 | 362151 |
| 493000 | Other Admin Exp-Postage | 10.85 | 103 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - POSTAGE | 3/20/2026 | 362151 |
| 493100 | Other Admin Exp-Mail Handling | 2.28 | 103 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493100 | Other Admin Exp-Mail Handling | 33.13 | 103 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493100 | Other Admin Exp-Mail Handling | 33.13 | 103 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - SEDRO WOOLLEY | 3/20/2026 | 362151 |
| 493100 | Other Admin Exp-Mail Handling | 3.04 | 103 | MAIL ADVERTISING BUREAU INC | | Mar-26 3/20/2026 | 362151 |
| 493100 | Other Admin Exp-Mail Handling | 1.71 | 103 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - POSTAGE | 3/20/2026 | 362151 |
| 495000 | Other Admin Exp-General Liability Insurance | 2.11 | 103 | ALLIANT INSURANCE SERVICES INC | 25-26 PKG ENDORSEMENT | 2/20/2026 | 361790 |
| 495000 | Other Admin Exp-General Liability Insurance | 5.25 | 103 | RESILIENCE | RSP-EDGE-1 | 2/20/2026 | 361780 |
| 520104 | Social Service -Interpretation | 3.30 | 103 | EFFECTIFF LLC | KING CO PROPERTY MGNT | 2/27/2026 | 361896 |
| 520104 | Social Service -Interpretation | 2.23 | 103 | EFFECTIFF LLC | KING CO PROPERTY MGNT | 3/27/2026 | 362322 |
| 610000 | Occ Exp-Materials-Electrical | 55.53 | 103 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 610000 | Occ Exp-Materials-Electrical | 56.72 | 103 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 610000 | Occ Exp-Materials-Electrical | 56.36 | 103 | HD SUPPLY FACILITIES MAINTENANCE | OVEN IGNITER | 2/20/2026 | 361696 |
| 610000 | Occ Exp-Materials-Electrical | 93.90 | 103 | HD SUPPLY FACILITIES MAINTENANCE | SMOKE DTCTR & LED LIGHTS | 2/27/2026 | 361806 |
| 610001 | Occ Exp-Materials-Plumbing | 98.52 | 103 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 610008 | Occ Exp-Materials-Fire/Safety | 168.56 | 103 | HD SUPPLY FACILITIES MAINTENANCE | STOVETOP FIRESTOP | 2/20/2026 | 361696 |
| 610008 | Occ Exp-Materials-Fire/Safety | 43.82 | 103 | HD SUPPLY FACILITIES MAINTENANCE | SMOKE DTCTR & LED LIGHTS | 2/27/2026 | 361806 |
| 610009 | Occ Exp-Materials-Disaster Preparedness | 0.50 | 103 | CELLHIRE USA LLC | service fee | 2/13/2026 | 361675 |
| 610009 | Occ Exp-Materials-Disaster Preparedness | 0.47 | 103 | CELLHIRE USA LLC | MONTHLY SVC FEE | 3/13/2026 | 362132 |
| 610101 | Occ Exp-Equipment-Tools | 13.47 | 103 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 620012 | Occ Exp-Maint -Pest Control | 29.08 | 103 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 29.08 | 103 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 29.08 | 103 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 29.08 | 103 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 125.00 | 103 | PARATEX PEST CONTROL | JAN 2026 PEST CONTROL | 2/13/2026 | 361622 |
| 620012 | Occ Exp-Maint -Pest Control | 29.08 | 103 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 275.00 | 103 | PARATEX PEST CONTROL | PEST CONTROL | 2/27/2026 | 361851 |
| 620012 | Occ Exp-Maint -Pest Control | 250.00 | 103 | PARATEX PEST CONTROL | PEST CONTROL | 2/27/2026 | 361851 |
| 620012 | Occ Exp-Maint -Pest Control | 125.00 | 103 | PARATEX PEST CONTROL | PEST CONTROL | 2/27/2026 | 361851 |
| 620012 | Occ Exp-Maint -Pest Control | 250.00 | 103 | PARATEX PEST CONTROL | PEST CONTROL | 2/27/2026 | 361851 |
| 620012 | Occ Exp-Maint -Pest Control | 29.08 | 103 | STOP BUGGING ME PEST CONTROL | PEST CONTROL | 3/13/2026 | 362096 |
| 620013 | Occ Exp-Maint -Yard/Garden/Landscaping | 2,621.85 | 103 | SKAGIT LANDSCAPING LLC | LAWN AND LANDSCAPE MAINT | 2/27/2026 | 361881 |
| 620021 | Occ Exp-Maint -HVAC Heating, Vent & AC | 836.11 | 103 | RIGHT WAY PLUMBING, HEATING, A/C INC. | BLOWER MOTOR REPLACEMENT | 2/6/2026 | 361521 |
| 620021 | Occ Exp-Maint -HVAC Heating, Vent & AC | 656.11 | 103 | RIGHT WAY PLUMBING, HEATING, A/C INC. | REPLACE BLOWER MOTOR & LABOR | 2/27/2026 | 361893 |
| 660000 | Occ Exp-Utilities-Water | 119.44 | 103 | PUBLIC UTILITY DISTRICT #1 | WATER | 3/20/2026 | 362185 |
| 660000 | Occ Exp-Utilities-Water | 141.81 | 103 | PUBLIC UTILITY DISTRICT #1 | WATER | 3/20/2026 | 362185 |
| 660000 | Occ Exp-Utilities-Water | 109.94 | 103 | PUBLIC UTILITY DISTRICT #1 | WATER | 3/20/2026 | 362185 |

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
2/01/2026 TO 3/31/2026

| Account No. | Major Account Description | Amount | Property | Vendor Name | Voucher Description | Date | Check Number | |
|-------------|---|-----------|----------|---------------------------------|--------------------------------------|-----------|--------------|--------|
| Account | Account(T) | Amount | Property | Vendor(T) | Voucher Description | Pay Date | Check No | |
| HILLSVIEW | | | | | | | | |
| 140000 | Prepaid Insurance | 45.00 | 155 | RESILIENCE | RSP-EDGE-1 | 2/20/2026 | 361780 | |
| 170000 | Work-In-Process | 10,990.72 | 155 | WASHINGTON ELEVATOR LLC | ELEVATOR DOOR REFURBISHMENT | 2/13/2026 | 361664 | |
| 400100 | Salaries-Temporary Employees | 34.70 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. W/E 01/24/26 | 2/6/2026 | 361509 | |
| 400100 | Salaries-Temporary Employees | 43.37 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. W/E 01/31/26 | 2/6/2026 | 361509 | |
| 400100 | Salaries-Temporary Employees | 43.37 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/07/26 | 2/13/2026 | 361648 | |
| 400100 | Salaries-Temporary Employees | 40.12 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/14/26 | 2/20/2026 | 361768 | |
| 400100 | Salaries-Temporary Employees | 26.02 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/21/26 | 2/27/2026 | 361882 | |
| 400100 | Salaries-Temporary Employees | 43.37 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 03/07/26 | 3/13/2026 | 362113 | |
| 400100 | Salaries-Temporary Employees | 34.70 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 02/28/26 | 3/13/2026 | 362113 | |
| 400100 | Salaries-Temporary Employees | 22.77 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 03/14/26 | 3/20/2026 | 362216 | |
| 400100 | Salaries-Temporary Employees | 43.37 | 155 | BEACON HILL SOLUTIONS GROUP LLC | MILLER, A. - W/E 03/21/26 | 3/27/2026 | 362310 | |
| 410000 | Admin Supplies | 106.89 | 155 | CRYSTAL SPRINGS | WATER - Hillsvie/Ballinger | 2/13/2026 | 361570 | |
| 410000 | Admin Supplies | 100.10 | 155 | CRYSTAL SPRINGS | water - BALLINGER/HILLSVIEW | 2/20/2026 | 361699 | |
| 410000 | Admin Supplies | 54.65 | 155 | ABC IMAGING | 2025 INTAKEPACKET | 2/27/2026 | 361859 | |
| 411102 | Comp Equipment-Hardware Maintenance | 2.35 | 155 | DELL MARKETING LP | PROSUPPORT | 2/6/2026 | 361426 | |
| 411102 | Comp Equipment-Hardware Maintenance | 6.78 | 155 | PAPERLESS PRODUCTIVITY INC | SUPPORT RENEWAL 033126 TO 033027 | 3/6/2026 | 361981 | |
| 411102 | Comp Equipment-Hardware Maintenance | 7.23 | 155 | DELL MARKETING LP | SVC PLANS 03/23/26 TO 03/22/2027 | 3/13/2026 | 362045 | |
| 411102 | Comp Equipment-Hardware Maintenance | 0.84 | 155 | CDW/COMPUTER CENTERS INC | FORTNET CUSTOMCOTERM | 3/27/2026 | 362258 | |
| 411103 | Comp Equipment-Software Maintenance | 8.89 | 155 | PAPERLESS PRODUCTIVITY INC | SUPPORT RENEWAL 033126 TO 033027 | 3/6/2026 | 361981 | |
| 411104 | Comp Equipment-Software as a Service Fees | 6.00 | 155 | RAVE MOBILE SAFETY | ADDL LICENSE | 2/27/2026 | 361895 | |
| 411104 | Comp Equipment-Software as a Service Fees | 12.98 | 155 | EXTREME NETWORKS INC | FEB 2026 NIAAS BILLING | 3/6/2026 | 362014 | |
| 411104 | Comp Equipment-Software as a Service Fees | 1,177.75 | 155 | CDW/COMPUTER CENTERS INC | ANNUAL RENEWAL 020126 TO 013127 | 3/6/2026 | 361928 | |
| 411901 | Equipment-Other-Leased/Rented | 3.99 | 155 | CANON FINANCIAL | MAINT USAGE DEC 2025 | 2/6/2026 | 361475 | |
| 411901 | Equipment-Other-Leased/Rented | 3.96 | 155 | CANON FINANCIAL | 2LP03248 | 2/27/2026 | 361850 | |
| 411901 | Equipment-Other-Leased/Rented | 4.10 | 155 | QUADIENT LEASING USA INC | 123025 TO 032926 - LEASE PYMNT | 3/13/2026 | 362108 | |
| 411901 | Equipment-Other-Leased/Rented | 2.87 | 155 | CANON FINANCIAL | CAON 2LP03248 | 3/27/2026 | 362286 | |
| 420000 | Professional Services-Legal | 76.67 | 155 | MONTGOMERY PURDUE BLANKINSHIP | LEGAL SVC THRU 113025 | 2/20/2026 | 361693 | |
| 420000 | Professional Services-Legal | 48.52 | 155 | MONTGOMERY PURDUE BLANKINSHIP | LEGAL SVC THRU 113025 | 2/20/2026 | 361693 | |
| 420101 | Professional Services-Auditing | 1,720.12 | 155 | STATE AUDITOR S OFFICE | CPA REVIEW | 2/6/2026 | 361409 | |
| 420908 | Professional Services-Comps | 0.80 | 155 | MRI SOFTWARE LLC | CONSULTING | 2/13/2026 | 361618 | |
| 420908 | Professional Services-Comps | 11.34 | 155 | CERIUM NETWORKS INC | INTRADO PROFESSIONAL SVC | 2/27/2026 | 361854 | |
| 420908 | Professional Services-Comps | 2.15 | 155 | UNIT 4 BUSINESS SOFTWARE | HRS FOR SETUP OF ERP DATABASE | 3/6/2026 | 361941 | |
| 420908 | Professional Services-Comps | 0.15 | 155 | UNIT 4 BUSINESS SOFTWARE | HRS FOR IMPLEMENTATION OF NEW MODULE | 3/6/2026 | 361941 | |
| 420908 | Professional Services-Comps | 1.00 | 155 | MRI SOFTWARE LLC | | Feb-26 | 3/13/2026 | 362086 |
| 421904 | Admin - Cloud Recovery Services | 51.75 | 155 | NET2VAULT LLC | VAULTING | | 2/13/2026 | 361627 |
| 421904 | Admin - Cloud Recovery Services | 51.75 | 155 | NET2VAULT LLC | DISASTER RECOVERY SVC | | 3/6/2026 | 361970 |
| 440011 | Travel-Mileage Reimbursement | 6.15 | 155 | LARKIN MCCOOL | 012125 TO 123125 MILEAGE | | 2/13/2026 | 361683 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 2.02 | 155 | CENTURYLINK | 1/24/26-2/23/26 SVC | | 2/13/2026 | 361583 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.34 | 155 | CENTURYLINK | 1/26/26-2/25/26 SVC | | 2/13/2026 | 361583 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 1.34 | 155 | INTRADO LIFE & SAFETY INC | JAN 26 MONTHLY CHARGE | | 3/6/2026 | 361976 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 2.38 | 155 | CENTURYLINK | | Mar-26 | 3/20/2026 | 362217 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 0.87 | 155 | CENTURYLINK | | Feb-26 | 3/20/2026 | 362167 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 2.38 | 155 | CENTURYLINK | | Feb-26 | 3/20/2026 | 362217 |
| 450002 | Comm-Phones Lines-Service-Digital Voice | 2.02 | 155 | CENTURYLINK | DEC 2025 & FEB 2026 | | 3/20/2026 | 362167 |
| 450004 | Comm-Phones Lines-Data | 12.70 | 155 | 11:11 SYSTEMS INC | 10/24/26 TO 10/31/26 | | 3/13/2026 | 362142 |

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
2/01/2026 TO 3/31/2026

| Account No. | Major Account Description | Amount | Property | Vendor Name | Voucher Description | Date | Check Number |
|-------------|---|----------|----------|----------------------------------|--|-----------|--------------|
| 450004 | Comm-Phones Lines-Data | 10.85 | 155 | 11:11 SYSTEMS INC | 110525 TO 113025 - BROADBAND | 3/20/2026 | 362241 |
| 450004 | Comm-Phones Lines-Data | 6.56 | 155 | 11:11 SYSTEMS INC | 112725 TO 113025 - INTERNET | 3/20/2026 | 362241 |
| 450100 | Comm-Long Distance Charges | 0.45 | 155 | CENTURYLINK | PHONE SVC FOR 600 ANDOVER | 2/27/2026 | 361883 |
| 491000 | Admin Exp-Criminal/Background Checks | 17.19 | 155 | NATIONAL CREDIT REPORTING | JAN 2026 CREDIT REPORTS | 2/13/2026 | 361580 |
| 491000 | Admin Exp-Criminal/Background Checks | 12.82 | 155 | NATIONAL CREDIT REPORTING | FEB 2026 - CREDIT REPORTING | 3/20/2026 | 362163 |
| 491001 | Admin Exp-Tenant Screening | 6.84 | 155 | CARAHSOFT TECHNOLOGY CORPORATION | PO # A1B2WA000POT | 2/13/2026 | 361641 |
| 491001 | Admin Exp-Tenant Screening | 8.19 | 155 | CARAHSOFT TECHNOLOGY CORPORATION | PO # A1BWA000POT - ORDER # 26015976 FEB 2026 | 3/20/2026 | 362210 |
| 493000 | Other Admin Exp-Postage | 44.52 | 155 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493000 | Other Admin Exp-Postage | 44.40 | 155 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493000 | Other Admin Exp-Postage | 19.86 | 155 | QUADIENT FINANCE USA INC | POSTAGE | 2/27/2026 | 361877 |
| 493000 | Other Admin Exp-Postage | 71.41 | 155 | MAIL ADVERTISING BUREAU INC | DEC 2025 POSTAGE | 3/13/2026 | 362030 |
| 493000 | Other Admin Exp-Postage | 32.56 | 155 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - POSTAGE | 3/20/2026 | 362151 |
| 493000 | Other Admin Exp-Postage | 11.92 | 155 | MAIL ADVERTISING BUREAU INC | Mar-26 | 3/20/2026 | 362151 |
| 493000 | Other Admin Exp-Postage | 44.40 | 155 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - SEDRO WOOLLEY | 3/20/2026 | 362151 |
| 493100 | Other Admin Exp-Mail Handling | 6.83 | 155 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493100 | Other Admin Exp-Mail Handling | 99.40 | 155 | MAIL ADVERTISING BUREAU INC | FEB 2026 STMT | 2/13/2026 | 361559 |
| 493100 | Other Admin Exp-Mail Handling | 9.12 | 155 | MAIL ADVERTISING BUREAU INC | Mar-26 | 3/20/2026 | 362151 |
| 493100 | Other Admin Exp-Mail Handling | 99.40 | 155 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - SEDRO WOOLLEY | 3/20/2026 | 362151 |
| 493100 | Other Admin Exp-Mail Handling | 5.13 | 155 | MAIL ADVERTISING BUREAU INC | MARCH 2026 - POSTAGE | 3/20/2026 | 362151 |
| 495000 | Other Admin Exp-General Liability Insurance | 6.04 | 155 | ALLIANT INSURANCE SERVICES INC | 25-26 PKG ENDORSEMENT | 2/20/2026 | 361790 |
| 495000 | Other Admin Exp-General Liability Insurance | 15.00 | 155 | RESILIENCE | RSP-EDGE-1 | 2/20/2026 | 361780 |
| 520104 | Social Service -Interpretation | 9.89 | 155 | EFFECTIFF LLC | KING CO PROPERTY MGNT | 2/27/2026 | 361896 |
| 520104 | Social Service -Interpretation | 6.68 | 155 | EFFECTIFF LLC | KING CO PROPERTY MGNT | 3/27/2026 | 362322 |
| 610000 | Occ Exp-Materials-Electrical | 170.16 | 155 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 610000 | Occ Exp-Materials-Electrical | 166.60 | 155 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 610000 | Occ Exp-Materials-Electrical | 281.70 | 155 | HD SUPPLY FACILITIES MAINTENANCE | SMOKE DTCTR & LED LIGHTS | 2/27/2026 | 361806 |
| 610001 | Occ Exp-Materials-Plumbing | 295.56 | 155 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 610001 | Occ Exp-Materials-Plumbing | 398.46 | 155 | HD SUPPLY FACILITIES MAINTENANCE | ALLINONE 128GPF | 2/20/2026 | 361696 |
| 610008 | Occ Exp-Materials-Fire/Safety | 505.68 | 155 | HD SUPPLY FACILITIES MAINTENANCE | STOVETOP FIRESTOP | 2/20/2026 | 361696 |
| 610008 | Occ Exp-Materials-Fire/Safety | 131.44 | 155 | HD SUPPLY FACILITIES MAINTENANCE | SMOKE DTCTR & LED LIGHTS | 2/27/2026 | 361806 |
| 610009 | Occ Exp-Materials-Disaster Preparedness | 1.44 | 155 | CELLHIRE USA LLC | service fee | 2/13/2026 | 361675 |
| 610009 | Occ Exp-Materials-Disaster Preparedness | 1.36 | 155 | CELLHIRE USA LLC | MONTHLY SVC FEE | 3/13/2026 | 362132 |
| 610101 | Occ Exp-Equipment-Tools | 40.42 | 155 | HD SUPPLY FACILITIES MAINTENANCE | SUPPLIES | 2/20/2026 | 361696 |
| 620004 | Occ Exp-Maint -Plumbing | 594.00 | 155 | ABOUT PLUMBING, INC. | MAIN LINE DRAIN CLEAN - JAN-26 | 3/20/2026 | 362209 |
| 620006 | Occ Exp-Maint -Floor Covering | 2,654.40 | 155 | GREAT FLOORS LLC | CARPET/VINYL INSTALL - UNIT 358 | 3/20/2026 | 362195 |
| 620007 | Occ Exp-Maint -Elevator | 223.00 | 155 | | PREVENTATIVE MAINTENANCE | 2/6/2026 | 361490 |
| 620007 | Occ Exp-Maint -Elevator | 223.00 | 155 | | PREVENTATIVE MAINTENANCE | 2/6/2026 | 361490 |
| 620007 | Occ Exp-Maint -Elevator | 223.00 | 155 | | PREVENTATIVE MAINTENANCE | 2/6/2026 | 361490 |
| 620007 | Occ Exp-Maint -Elevator | 223.00 | 155 | SCHINDLER ELEVATOR CORPORATION | JAN 2026 - PREVENTIVE MAINT | 3/27/2026 | 362295 |
| 620011 | Occ Exp-Maint -Fire/Safety | 1,115.00 | 155 | SMITH FIRE SYSTEMS INC | FIRE ALARM PANEL - MAY-25 | 2/6/2026 | 361506 |
| 620011 | Occ Exp-Maint -Fire/Safety | 627.50 | 155 | SMITH FIRE SYSTEMS INC | FIRE ALARM PANEL MAINTENANCE - NOV-25 | 2/6/2026 | 361506 |
| 620012 | Occ Exp-Maint -Pest Control | 65.43 | 155 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 65.43 | 155 | | PEST CONTROL | 2/13/2026 | 361633 |
| 620012 | Occ Exp-Maint -Pest Control | 400.00 | 155 | PARATEX PEST CONTROL | PEST CONTROL | 2/27/2026 | 361851 |
| 620012 | Occ Exp-Maint -Pest Control | 150.00 | 155 | PARATEX PEST CONTROL | PEST CONTROL | 2/27/2026 | 361851 |

SEDRO-WOOLLEY HOUSING AUTHORITY
Accounts Payable Report
2/01/2026 TO 3/31/2026

| Account No. | Major Account Description | Amount | Property | Vendor Name | Voucher Description | Date | Check Number |
|-------------|--|------------------|----------|----------------------------|--------------------------|-----------|--------------|
| 620013 | Occ Exp-Maint -Yard/Garden/Landscaping | 1,247.40 | 155 | SKAGIT LANDSCAPING LLC | LAWN AND LANDSCAPE MAINT | 2/27/2026 | 361881 |
| 660000 | Occ Exp-Utilities-Water | 2,358.01 | 155 | PUBLIC UTILITY DISTRICT #1 | WATER | 3/20/2026 | 362185 |
| 660100 | Occ Exp-Utilities-Sewer | 4,923.67 | 155 | CITY OF SEDRO WOOLLEY | SEWER | 2/13/2026 | 361607 |
| 660100 | Occ Exp-Utilities-Sewer | 4,926.59 | 155 | CITY OF SEDRO WOOLLEY | SEWER | 3/20/2026 | 362188 |
| 660200 | Occ Exp-Utilities-Electricity | 2,750.16 | 155 | PUGET SOUND ENERGY-BOT-01H | ELECTRIC | 3/6/2026 | 361951 |
| 660500 | Occ Exp-Utilities-Surface Water Mgmt | 460.04 | 155 | CITY OF SEDRO WOOLLEY | STORM | 2/13/2026 | 361607 |
| 660500 | Occ Exp-Utilities-Surface Water Mgmt | 460.47 | 155 | CITY OF SEDRO WOOLLEY | STORM | 3/20/2026 | 362188 |
| 660700 | Occ Exp-Utilities-Garbage | 1,595.00 | 155 | CITY OF SEDRO WOOLLEY | GARBAGE | 2/13/2026 | 361607 |
| 660700 | Occ Exp-Utilities-Garbage | 1,677.17 | 155 | CITY OF SEDRO WOOLLEY | GARBAGE | 3/20/2026 | 362188 |
| | | | | | | | |
| | | | | | | | |
| | SUBTOTAL HILLSVIEW | 44,694.32 | | | | | |
| | VOIDS | - | | | | | |
| | TOTAL HILLSVIEW | 44,694.32 | | | | | |
| | | | | | | | |
| | | | | | | | |
| | TOTAL SEDRO WOOLLEY | 62,828.88 | | | | | |

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SEDRO-WOOLLEY HOUSING AUTHORITY

TO: Board of Commissioners

FROM: Penny Bradley, Senior VP of Housing and Community Services

DATE: April 6, 2026

RE: **Resolution No 511:** Adopting the Amended 2026–2030 5-Year Public Housing Agency Plan Incorporating Rental Assistance Demonstration Requirements

This memorandum is to provide background and context for the attached Resolution adopting the Housing Authority of the City of Sedro-Woolley’s (SWHA, Authority) amended 2026–2030 5-Year Public Housing Agency Plan (5-Year Plan) incorporating Rental Assistance Demonstration (RAD) program requirements.

The US Department of Housing and Urban Development (HUD) requires public housing agencies to adopt and submit a 5Year Public Housing Agency Plan (5-Year Plan) every five years outlining the Authority’s mission and long-term goals for serving residents and addressing local housing needs. SWHA’s Board of Commissioners adopted the agency’s current 2026–2030 5Year PHA Plan on October 9, 2025 (Resolution 506).

On February 12, 2026, the SWHA Board approved Resolution 510 authorizing the Housing Authority to apply for subsidy conversion under HUD’s RAD program. HUD requires that certain RAD related information be formally incorporated into the agency’s 5Year PHA Plan.

Following Board authorization to pursue RAD, staff prepared necessary revisions to the previously adopted 2026–2030 5Year PHA Plan to incorporate the required RAD components. Those components are described in Appendix 1 of the 5-Year Plan and include:

- SWHA’s intention to convert 100 percent of its Public Housing subsidized unit to HUD’s Project-Based Voucher subsidy model and to pursue RAD/Section 18 Blend;

- Assurance that SWHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures, unless modified by an approved Moving to Work activity; and
- Certifications of compliance with various HUD requirements.

SWHA's amended 5-Year Plan was made available for public review and comment for the HUD-required 45-day period, from February 26 to April 16, 2026. As of the writing of this memo, no comments have been received.

A public hearing will be held on April 16, 2026. The Board will be briefed on any comments received prior to voting on the resolution. The amended 5-Year Plan document will be updated to reflect comments received, if applicable, prior to submission to HUD.

As required, SWHA will obtain a Certification of Consistency with the Consolidate Plan from Skagit County.

Staff recommend approval of the resolution.

THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY

RESOLUTION NO. 511

**ADOPTING THE AMENDED 2026-2030 5-YEAR PUBLIC HOUSING AGENCY
PLAN INCORPORATING RENTAL ASSISTANCE DEMONSTRATION
REQUIREMENTS**

WHEREAS, the Housing Authority of the City of Sedro-Woolley (SWHA) is mandated by the U.S. Department of Housing and Urban Development (HUD) to adopt and submit a 5-Year Public Housing Agency Plan (5-Year Plan) every five years; and

WHEREAS, SWHA's Board of Commissioners (Board) adopted the agency's 2026-2030 5-Year Plan on October 9, 2025 (Resolution 506); and

WHEREAS, subsequently on February 12, 2026, SWHA's Board approved Resolution 510 authorizing application for subsidy conversion under HUD's Rental Assistance Demonstration (RAD); and

WHEREAS, HUD requires that certain information pertaining to RAD be incorporated into agency's 5-Year Plan; and

WHEREAS, SWHA prepared an amended 5-Year Plan to incorporate RAD requirements in accordance with applicable requirements including a 45-day public review and comment period and holding a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON; as follows:

1. Adopt the Housing Authority’s amended Five-Year Public Housing Agency Plan for fiscal years 2026-2030.
2. Authorize staff to finalize and submit the Plan to HUD.
3. Authorize the execution of the required “Civil Rights Certification” (HUD 50077-CR).

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY AT AN OPEN PUBLIC MEETING THIS 16th DAY OF APRIL, 2026.

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

DEBRA LANCASTER, Chair
Board of Commissioners

ROBIN WALLS
Secretary-Treasurer

Sedro-Woolley Housing Authority Plan Amendment

Public Notice

Last updated: 2.26.26

POSTING

- In the newspaper of record (Skagit Valley xxx)
- On the SWHA website
- In 3 conspicuous places at Hillsvievw
- On every apartment door in Cedar Grove

Below is text for each.

NEWSPAPER

(to be published in Skagit Valley Herald – they need at least 2 days’ notice and publish Tu-Sa)

The Sedro-Woolley Housing Authority (SWHA) invites the public to provide comment on a proposed amendment to its 2026-2030 5-Year Public Housing Agency Plan (Plan). The Plan outlines SWHA’s goals and strategies for maintaining and improving its housing facilities to serve low-income households. SWHA is proposing an amendment to the adopted Plan to facilitate access to alternative subsidy sources. Materials are available at www.sedrowoolleyha.org.

The public comment period is March 3-April 16, 2026.

There will also be a public hearing on Thursday, April 16, 2026, at 9:00 AM at the Hillsvievw Apartments’ Community Room, located at 830 Township Street, Sedro-Woolley, WA 98284.

Written comments or questions may be submitted via email to phcomments@kcha.org or by mail to: Sedro-Woolley Housing Authority, Attn: SWHA Management, c/o 600 Andover Park W, Tukwila, WA 98188. Comments must be received on or before April 16, 2026 at 9:00 AM.

FH/EO (logo)

WEBSITE

(To be posted at www.sedrowoolleyha.org)

Use the newspaper text but update “Materials are available at www.sedrowoolleyha.org.” since they’re already on the site.

TENANTS

(Post in 3 conspicuous places at Hillsvievw and every apartment door in Cedar Grove)
[202603 Resident Notice of Public Hearing - RAD Amendment.docx](#)

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY



You Are Invited to Provide Comment on a RAD Amendment to the 2026-2030 PHA Plan

Why is SWHA Amending the 2026-2030 Plan?

HUD requires the Sedro-Woolley Housing Authority to amend its PHA Plan as part of its participation in the Rental Assistance Demonstration (RAD) program, which is intended to improve long-term funding stability for the property.

Documents for Review

The draft amendment and the adopted 2026-2030 PHA Plan are available for review at the Hillsview Apartments' Management Office and at www.sedrowoolleyha.org.

How to Provide Comment

Public Hearing

Thursday, April 16, 2026 at 9:00 a.m.
Hillsview Apartments' Community Room
830 Township, Sedro Woolley, WA 98284.

Written Comments

- Email: phcomments@kcha.org or
- Mail: Sedro-Woolley Housing Authority, Attn: SWHA Management, c/o 600 Andover Park W, Tukwila, WA 98188.

Deadline: Thursday, April 16, 2026 at 9:00 a.m.

Board Action

SWHA's Board of Commissioners will vote on the final proposed amendment at their April Board Meeting. Meeting information is available at www.sedrowoolleyha.org.



| | | |
|---|---|--|
| 5-Year PHA Plan (for All PHAs) | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 09/30/2027 |
|---|---|--|

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA’s mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

| | |
|------------|--|
| A. | PHA Information. |
| A.1 | <p>PHA Name: <u>Sedro-Woolley Housing Authority</u> PHA Code: <u>WA030</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public at:</p> <p>Sedro-Woolley Housing Authority Office located at Hillsview Apartments, 830 Township St., Sedro-Woolley, WA 98284 Open: Tuesday, Wednesday and Thursday from 9:00 a.m. - 4:00 p.m.</p> <p>and online at www.sedrowoolleyha.org</p> |

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | |
|--------------------|----------|-----------------------------|---------------------------------|------------------------------|-----|
| | | | | PH | HCV |
| Lead PHA: | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

B. Plan Elements. Required for all PHAs completing this form.

B.1 Mission. State the PHA’s mission for serving the needs of low-, very low-, and extremely low-income families in the PHA’s jurisdiction for the next 5 years.

The mission of the Housing Authority of the City of Sedro-Woolley is to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency, and we protect the dignity of people with limited resources while safeguarding the public trust.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

Goal One: Provide a Housing Safety Net for Sedro-Woolley's Low-Income Residents

- Prioritize housing assistance for very low-income and extremely low-income households that are elderly, disabled, or families with children.
- Maintain current service levels as closely as possible within available resources.

Goal Two: Use Moving to Work (MTW) Flexibility to Improve Program Efficiency and Access

- Implement selected streamlining activities to reduce administrative burden.
- Simplify program rules to make it easier for residents to apply and stay housed.
- Adopt policies that help families stabilize and pursue self-sufficiency, as resources allow, and that promote the financial stability of SWHA.

Goal Three: Promote Financial Stability of SWHA

- Conduct regular budget reviews to stay within financial limits.
- Implement cost-saving practices and identify modest revenue opportunities through tenant rents and other means.
- Pursue alternative funding sources to HUD's Public Housing program to better promote long term financial viability of SWHA and its properties including conversion of Public Housing properties to Project-Based Vouchers under HUD's Rental Assistance Demonstration program. (See Appendix 1.)

Goal Four: Preserve Housing Quality and Community Safety

- Develop a 5-year capital plan focused on urgent and high-impact repairs; amend as appropriate to address emergent needs.
- Invest in preventative maintenance where it reduces long-term costs when possible.
- Fully utilize available capital grant and other funds as available.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The goals of the previous 5-year Plan were completed. Success indicators for each goal include:

Goal 1: Continue the focus of the public housing program, as outlined in the Housing Authority's Admissions and Continued Occupancy Policy, on very low-income households.

>> 100% of new admissions were very low-income and more than 90% were extremely low income.

Goal Two: Continue to improve the quality and efficiency of the Public Housing Operations.

>>The City of Sedro-Woolley Housing Authority has achieved high performer status under HUD's Public Housing Assessment System for every year of the plan,

Goal Three: Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.

>>SWHA developed and maintained an up-to-date 5 Year Capital Fund Action Plan throughout the period of the plan.

>> More than 10 percent of the agency's housing stock was upgraded/remodeled during the plan period - 5 units at Hillsvew and 4 units at Cedar Grove.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority addresses VAWA procedures in its Admission and Continued Occupancy Policy. To the extent feasible, the Housing Authority provides emergency transfers for residents seeking protection under VAWA after a certification of their qualification as a victim of domestic violence is provided. In addition, HUD forms 5380 and 5382 are sent to tenants anytime a notice is served.

| | |
|-------------------|--|
| <p>B.5</p> | <p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>SWHA may select one or more projects for project-based assistance without competition in association with conversions under HUD’s Rental Assistance Demonstration program (see Appendix 1).</p> |
| <p>C.</p> | <p>Other Document and/or Certification Requirements.</p> |
| <p>C.1</p> | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority considers a significant amendment or modification or substantial deviation as a discretionary change in the plans or policies of the housing authority that fundamentally alters or prohibits the mission or goals of the agency from being implemented.</p> <p>Examples of changes that may be considered a substantial deviation or significant amendment or modification or substantial deviation include:</p> <ul style="list-style-type: none"> a) Changes in waiting list preferences and tenant selection policies that will fundamentally alter family characteristics of SWHA’s waiting list or tenant population and have not been previously noted in a prior Annual or 5-Year Plan or Moving to Work (MTW) Plan. b) Changes in policies related to income, rent calculation or utility allowances that are not mandated by federal regulations, will significantly alter tenant obligations and have not been previously noted in a prior Annual or 5-year Plan or Moving to Work (MTW) Plan. c) Specifically for the Capital Fund Program, a newly proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing Program, development, or mixed finance proposal. <p>Examples of activities SWHA does not consider to qualify as a significant amendment or modification or substantial deviation resulting in the need for Amendment of its Annual Plan, 5-year Plan or Capital Fund 5-Year Action Plan:</p> <ul style="list-style-type: none"> a) Policy modifications in response to new regulations or other program requirements. This category also includes modification of existing regulations such as, but not limited to, changes necessary because of changes in HUD approved income limits, fair market rents or maximum rents. b) Policy or programmatic changes that do not alter or prohibit the mission or goals of the agency from being implemented c) Program, policy and budget changes implemented because of a declared disaster or other emergency in order to address immediate and projected need and ensure the ongoing and long-term viability of the Housing Authority d) Policy or programmatic changes previously identified in a prior Annual or 5-year Agency or Capital Plan or Annual Moving to Work (MTW) Plan e) Reallocation of Capital Fund Grant award funding to new or within previously identified line items to meet capital and program needs and help ensure the full and best use of limited financial resources f) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance g) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds h) Changes to the construction and rehabilitation plan for each approved RAD conversion i) Changes to the financing structure for each approved RAD conversion |

| | |
|-------------------|--|
| <p>C.2</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>C.3</p> | <p>Certification by State or Local Officials.</p> <p>(Forthcoming)</p> |
| <p>C.4</p> | <p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> |

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years (24 CFR 903.6(a)(1)).

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years (24 CFR 903.6(b)(1)).

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan (24 CFR 903.6(b)(2)).

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).

B.5 Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.17(b), 24 CFR 903.19).

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Appendix 1: Rental Assistance Demonstration (RAD)

On October 9, 2025 the Sedro-Woolley Housing Authority (SWHA) Board of Commissioners adopted a new 5-Year PHA Plan for 2026 through 2030. Goal 3 of the Plan is, “*Promote Financial Stability of SWHA*” and includes this objective, “*Pursue alternative funding sources to HUD’s public housing program to better promote long term financial viability of SWHA and its properties.*” Accordingly, in collaboration with its Board of Commissioners, SWHA has applied for and anticipates being successful in its Rental Assistance Demonstration (RAD) application. As a result, SWHA intends to convert up to 100 percent of its Public Housing-subsidized units, described in the table below, to HUD’s Project-Based Voucher subsidy model under the guidelines of H 2019-09/PIH 2019-23, REV-4 (RAD Notice) and any successor Notices. SWHA also intends to pursue a RAD/Section 18 Blend which will involve the disposition of 90 percent of its Public Housing units to receive Tenant Protection Vouchers under the Section 18 program.

Upon conversion through RAD, SWHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures (listed at the end of this Appendix) in H 2019-09/PIH 2019-23, REV-4; and H 2016-17/PIH 2016-17, unless modified by an approved Moving to Work (MTW) activity¹.

SWHA certifies that it is currently compliant with all fair housing and civil rights requirements and is not currently under a voluntary compliance agreement, consent order or consent decree, or final judicial ruling or administrative ruling or decision. Additionally, SWHA certifies that RAD conversions will comply with all HUD-required site selection and neighborhood reviews and that all HUD-required procedures will be followed. RAD was designed by HUD to assist in addressing the capital needs of Public Housing by providing participating housing authorities with access to private sources of capital to repair and preserve its affordable housing assets.

Note that upon conversion, SWHA’s Public Housing Capital funding will be reduced by the pro rata share of Public Housing developments converted through RAD, and that SWHA may also borrow funds to address its capital needs and leverage other repositioning and financing tools allowed by HUD to support the properties. SWHA may elect to contribute Operating Reserves, Capital Funds, and/or Replacement Housing Factor (RHF) Funds towards conversions in accordance with HUD guidelines. Regardless of any funding changes that may occur as a result of conversion under RAD, SWHA certifies that it will maintain continued service level commensurate with requirements of its funding.

¹ SWHA is a regional Moving to Work partner agency with the King County Housing Authority.

Public Housing Inventory for RAD Conversion

| | | | |
|------------------------|------------------------|-------------------------------|--|
| All Properties: | Conversion Type | Transfer of Assistance | Change in # of Units Post Conversion* |
| | PBV | None Anticipated | None Anticipated |

| Property-Specific Information [^] | | | # of Units Pre & Post RAD Conversion* | | | | | |
|--|----------------------------|-------------------------|---------------------------------------|-------------|-------------|---------------|--------------|--------------|
| Total Units* | Unit Type – Pre & Post RAD | Capital Fund Allocation | Studio/ Efficiency | One Bedroom | Two Bedroom | Three Bedroom | Four Bedroom | Five Bedroom |
| Hillsview House (WA03000155) | | | | | | | | |
| 60 | Family | \$223,849 | 0 | 60 | 0 | 0 | 0 | 0 |
| Cedar Grove (WA03000103) | | | | | | | | |
| 20 | Family | \$95,924 | 0 | 0 | 3 | 9 | 8 | 0 |
| Total | | | | | | | | |
| 80 | | \$319,772 | 0 | 60 | 3 | 9 | 8 | 0 |

[^]This table is intended to include all units and developments in SWHA's Public Housing inventory. SWHA reserves the right to correct errors without further Plan amendment including adding ACC-eligible units at these properties prior to final RAD conversion.

*# of Units: SWHA does not anticipate RAD-related construction or transfer of assistance that will result in changes in unit counts in total or by bedroom size. SWHA may implement up to a de minimis reduction in units as defined in the RAD Notice.

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion through RAD, SWHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures listed below, unless modified by an approved MTW activity².

As noted in Section 1.6 of the RAD Notice, "MTW agencies will be able to apply activities impacting the PBV program that are approved in their MTW Plans or included in the MTW Supplement to an approved PHA plan to these properties as long as they do not conflict with RAD requirements. RAD requirements include RAD statutory requirements, provisions of the PBV program specifically addressed in this Notice (including provisions explicitly listed in Section 1.6 of this Notice as provisions of the PBV program that MTW agencies may not alter for properties converting under RAD), other conditions and requirements of this Notice, or RAD contract forms or riders. With respect to any existing PBV regulations that are waived or modified in this Section 1.6 pursuant to RAD authority, except where explicitly noted below, MTW agencies may modify these or other requirements of the PBV program if the activity is approved in its MTW Plan or included in the MTW Supplement to an approved PHA plan. All other RAD Requirements listed below or elsewhere in this Notice shall apply to MTW agencies."

² SWHA is a regional Moving to Work partner agency with the King County Housing Authority.

Tenant Protections Under Notice H 2016-17; PIH 2016-17³

- Right to Return and Relocation Assistance

Tenant Protections Under Section 1.6.C & D (PBV) or Section 1.7.B & C (PBRA) of H 2019-09/PIH 2019-23, REV-4⁴

- No rescreening of tenants upon conversion
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice Mobility

³ Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions (https://www.hud.gov/sites/documents/16-17hsgn_16-17pihn.pdf)

⁴ Rental Assistance Demonstration – Final Implementation, Revision, as amended (<https://hudgov.sharepoint.com/sites/OGrp-Recap/Shared Documents/General/Program Administration and Policy/Notices/RAD Notice/Notice Rev 4C - RAD Supplemental Notice/RAD Notice Rev 4 - Final - as amended by Supplemental 4B and 4C 011625>)

| | | |
|---|---|--|
| 5-Year PHA Plan (for All PHAs) | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 09/30/2027 |
|---|---|--|

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA’s mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

| | |
|------------|--|
| A. | PHA Information. |
| A.1 | <p>PHA Name: <u>Sedro-Woolley Housing Authority</u> PHA Code: <u>WA030</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public at:</p> <p>Sedro-Woolley Housing Authority Office located at Hillsview Apartments, 830 Township St., Sedro-Woolley, WA 98284 Open: Tuesday, Wednesday and Thursday from 9:00 a.m. - 4:00 p.m.</p> <p>and online at www.sedrowoolleyha.org</p> |

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | |
|--------------------|----------|-----------------------------|---------------------------------|------------------------------|-----|
| | | | | PH | HCV |
| Lead PHA: | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

B. Plan Elements. Required for all PHAs completing this form.

B.1 Mission. State the PHA’s mission for serving the needs of low-, very low-, and extremely low-income families in the PHA’s jurisdiction for the next 5 years.

The mission of the Housing Authority of the City of Sedro-Woolley is to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency, and we protect the dignity of people with limited resources while safeguarding the public trust.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

Goal One: Provide a Housing Safety Net for Sedro-Woolley's Low-Income Residents

- Prioritize housing assistance for very low-income and extremely low-income households that are elderly, disabled, or families with children.
- Maintain current service levels as closely as possible within available resources.

Goal Two: Use Moving to Work (MTW) Flexibility to Improve Program Efficiency and Access

- Implement selected streamlining activities to reduce administrative burden.
- Simplify program rules to make it easier for residents to apply and stay housed.
- Adopt policies that help families stabilize and pursue self-sufficiency, as resources allow, and that promote the financial stability of SWHA.

Goal Three: Promote Financial Stability of SWHA

- Conduct regular budget reviews to stay within financial limits.
- Implement cost-saving practices and identify modest revenue opportunities through tenant rents and other means.
- Pursue alternative funding sources to HUD's Public Housing program to better promote long term financial viability of SWHA and its properties including conversion of Public Housing properties to Project-Based Vouchers under HUD's Rental Assistance Demonstration program. (See Appendix 1.)

Goal Four: Preserve Housing Quality and Community Safety

- Develop a 5-year capital plan focused on urgent and high-impact repairs; amend as appropriate to address emergent needs.
- Invest in preventative maintenance where it reduces long-term costs when possible.
- Fully utilize available capital grant and other funds as available.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The goals of the previous 5-year Plan were completed. Success indicators for each goal include:

Goal 1: Continue the focus of the public housing program, as outlined in the Housing Authority's Admissions and Continued Occupancy Policy, on very low-income households.

>> 100% of new admissions were very low-income and more than 90% were extremely low income.

Goal Two: Continue to improve the quality and efficiency of the Public Housing Operations.

>>The City of Sedro-Woolley Housing Authority has achieved high performer status under HUD's Public Housing Assessment System for every year of the plan,

Goal Three: Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.

>>SWHA developed and maintained an up-to-date 5 Year Capital Fund Action Plan throughout the period of the plan.

>> More than 10 percent of the agency's housing stock was upgraded/remodeled during the plan period - 5 units at Hillsvew and 4 units at Cedar Grove.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority addresses VAWA procedures in its Admission and Continued Occupancy Policy. To the extent feasible, the Housing Authority provides emergency transfers for residents seeking protection under VAWA after a certification of their qualification as a victim of domestic violence is provided. In addition, HUD forms 5380 and 5382 are sent to tenants anytime a notice is served.

| | |
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| <p>B.5</p> | <p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p><u>SWHA may select one or more projects for project-based assistance without competition in association with conversions under HUD’s Rental Assistance Demonstration program (see Appendix 1).</u></p> |
| <p>C.</p> | <p>Other Document and/or Certification Requirements.</p> |
| <p>C.1</p> | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority considers a significant amendment or modification or substantial deviation as a discretionary change in the plans or policies of the housing authority that fundamentally alters or prohibits the mission or goals of the agency from being implemented.</p> <p>Examples of changes that may be considered a substantial deviation or significant amendment or modification or substantial deviation include:</p> <ul style="list-style-type: none"> a) Changes in waiting list preferences and tenant selection policies that will fundamentally alter family characteristics of SWHA’s waiting list or tenant population and have not been previously noted in a prior Annual or 5-Year Plan or Moving to Work (MTW) Plan. b) Changes in policies related to income, rent calculation or utility allowances that are not mandated by federal regulations, will significantly alter tenant obligations and have not been previously noted in a prior Annual or 5-year Plan or Moving to Work (MTW) Plan. c) Specifically for the Capital Fund Program, a newly proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing Program, development, or mixed finance proposal. <p>Examples of activities SWHA does not consider to qualify as a significant amendment or modification or substantial deviation resulting in the need for Amendment of its Annual Plan, 5-year Plan or Capital Fund 5-Year Action Plan:</p> <ul style="list-style-type: none"> a) Policy modifications in response to new regulations or other program requirements. This category also includes modification of existing regulations such as, but not limited to, changes necessary because of changes in HUD approved income limits, fair market rents or maximum rents. b) Policy or programmatic changes that do not alter or prohibit the mission or goals of the agency from being implemented c) Program, policy and budget changes implemented because of a declared disaster or other emergency in order to address immediate and projected need and ensure the ongoing and long-term viability of the Housing Authority d) Policy or programmatic changes previously identified in a prior Annual or 5-year Agency or Capital Plan or Annual Moving to Work (MTW) Plan e) Reallocation of Capital Fund Grant award funding to new or within previously identified line items to meet capital and program needs and help ensure the full and best use of limited financial resources f) <u>The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance</u> g) <u>Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds</u> h) <u>Changes to the construction and rehabilitation plan for each approved RAD conversion</u> i) <u>Changes to the financing structure for each approved RAD conversion</u> |

| | |
|-------------------|--|
| <p>C.2</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>C.3</p> | <p>Certification by State or Local Officials.</p> <p>(Forthcoming)</p> |
| <p>C.4</p> | <p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> |

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

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B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).

B.5 Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.17(b), 24 CFR 903.19).

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Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

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Appendix 1: Rental Assistance Demonstration (RAD)

On October 9, 2025 the Sedro-Woolley Housing Authority (SWHA) Board of Commissioners adopted a new 5-Year PHA Plan for 2026 through 2030. Goal 3 of the Plan is, “Promote Financial Stability of SWHA” and includes this objective, “Pursue alternative funding sources to HUD’s public housing program to better promote long term financial viability of SWHA and its properties.” Accordingly, in collaboration with its Board of Commissioners, SWHA has applied for and anticipates being successful in its Rental Assistance Demonstration (RAD) application. As a result, SWHA intends to convert up to 100 percent of its Public Housing-subsidized units, described in the table below, to HUD’s Project-Based Voucher subsidy model under the guidelines of H 2019-09/PIH 2019-23, REV-4 (RAD Notice) and any successor Notices. SWHA also intends to pursue a RAD/Section 18 Blend which will involve the disposition of 90 percent of its Public Housing units to receive Tenant Protection Vouchers under the Section 18 program.

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Public Housing Inventory for RAD Conversion

| | | | |
|------------------------|------------------------|-------------------------------|--|
| All Properties: | Conversion Type | Transfer of Assistance | Change in # of Units Post Conversion* |
| | PBV | None Anticipated | None Anticipated |

| Property-Specific Information[^] | | | # of Units Pre & Post RAD Conversion* | | | | | |
|--|---------------------------------------|--------------------------------|--|--------------------|--------------------|----------------------|---------------------|---------------------|
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| 60 | Family | \$223,849 | 0 | 60 | 0 | 0 | 0 | 0 |
| Cedar Grove (WA03000103) | | | | | | | | |
| 20 | Family | \$95,924 | 0 | 0 | 3 | 9 | 8 | 0 |
| Total | | | | | | | | |
| 80 | - | \$319,772 | 0 | 60 | 3 | 9 | 8 | 0 |

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Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion through RAD, SWHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures listed below, unless modified by an approved MTW activity².

As noted in Section 1.6 of the RAD Notice, "MTW agencies will be able to apply activities impacting the PBV program that are approved in their MTW Plans or included in the MTW Supplement to an approved PHA plan to these properties as long as they do not conflict with RAD requirements. RAD requirements include RAD statutory requirements, provisions of the PBV program specifically addressed in this Notice (including provisions explicitly listed in Section 1.6 of this Notice as provisions of the PBV program that MTW agencies may not alter for properties converting under RAD), other conditions and requirements of this Notice, or RAD contract forms or riders. With respect to any existing PBV regulations that are waived or modified in this Section 1.6 pursuant to RAD authority, except where explicitly noted below, MTW agencies may modify these or other requirements of the PBV program if the activity is approved in its MTW Plan or included in the MTW Supplement to an approved PHA plan. All other RAD Requirements listed below or elsewhere in this Notice shall apply to MTW agencies."

² SWHA is a regional Moving to Work partner agency with the King County Housing Authority.

Tenant Protections Under Notice H 2016-17; PIH 2016-17³

- Right to Return and Relocation Assistance

Tenant Protections Under Section 1.6.C & D (PBV) or Section 1.7.B & C (PBRA) of H 2019-09/PIH 2019-23, REV-4⁴

- No rescreening of tenants upon conversion
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice Mobility

³ Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions (https://www.hud.gov/sites/documents/16-17hsgn_16-17pihn.pdf)

⁴ Rental Assistance Demonstration – Final Implementation, Revision, as amended (<https://hudgov.sharepoint.com/sites/OGrp-Recap/Shared Documents/General/Program Administration and Policy/Notices/RAD Notice/Notice Rev 4C - RAD Supplemental Notice/RAD Notice Rev 4 - Final - as amended by Supplemental 4B and 4C 011625>)

| | | |
|---|---|--|
| 5-Year PHA Plan (for All PHAs) | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 09/30/2027 |
|---|---|--|

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA’s mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

| A. | PHA Information. |
|-----|---|
| A.1 | <p>PHA Name: <u>Sedro-Woolley Housing Authority</u> PHA Code: <u>WA030</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public at:</p> <p>Sedro-Woolley Housing Authority Office located at Hillsview Apartments, 830 Township St., Sedro-Woolley, WA 98284 Open: Tuesday, Wednesday and Thursday from 9:00 a.m. - 4:00 p.m.</p> <p>and online at www.sedrowoolleyha.org</p> |

| <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) | | | | | |
|--|----------|-----------------------------|---------------------------------|------------------------------|-----|
| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | |
| | | | | PH | HCV |
| Lead PHA: | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

B. Plan Elements. Required for all PHAs completing this form.

B.1 Mission. State the PHA’s mission for serving the needs of low-, very low-, and extremely low-income families in the PHA’s jurisdiction for the next 5 years.

The mission of the Housing Authority of the City of Sedro-Woolley is to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency, and we protect the dignity of people with limited resources while safeguarding the public trust.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

Goal One: Provide a Housing Safety Net for Sedro-Woolley's Low-Income Residents

- Prioritize housing assistance for very low-income and extremely low-income households that are elderly, disabled, or families with children.
- Maintain current service levels as closely as possible within available resources.

Goal Two: Use Moving to Work (MTW) Flexibility to Improve Program Efficiency and Access

- Implement selected streamlining activities to reduce administrative burden.
- Simplify program rules to make it easier for residents to apply and stay housed.
- Adopt policies that help families stabilize and pursue self-sufficiency, as resources allow, and that promote the financial stability of SWHA.

Goal Three: Promote Financial Stability of SWHA

- Conduct regular budget reviews to stay within financial limits.
- Implement cost-saving practices and identify modest revenue opportunities through tenant rents and other means.
- Pursue alternative funding sources to HUD's Public Housing program to better promote long term financial viability of SWHA and its properties including conversion of Public Housing properties to Project-Based Vouchers under HUD's Rental Assistance Demonstration program. (See Appendix 1.)

Goal Four: Preserve Housing Quality and Community Safety

- Develop a 5-year capital plan focused on urgent and high-impact repairs; amend as appropriate to address emergent needs.
- Invest in preventative maintenance where it reduces long-term costs when possible.
- Fully utilize available capital grant and other funds as available.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The goals of the previous 5-year Plan were completed. Success indicators for each goal include:

Goal 1: Continue the focus of the public housing program, as outlined in the Housing Authority's Admissions and Continued Occupancy Policy, on very low-income households.

>> 100% of new admissions were very low-income and more than 90% were extremely low income.

Goal Two: Continue to improve the quality and efficiency of the Public Housing Operations.

>>The City of Sedro-Woolley Housing Authority has achieved high performer status under HUD's Public Housing Assessment System for every year of the plan,

Goal Three: Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.

>>SWHA developed and maintained an up-to-date 5 Year Capital Fund Action Plan throughout the period of the plan.

>> More than 10 percent of the agencies housing stock was upgraded/remodeled during the plan period - 5 units at Hillsvew and 4 units at Cedar Grove.

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority addresses VAWA procedures in its Admission and Continued Occupancy Policy. To the extent feasible, the Housing Authority provides emergency transfers for residents seeking protection under VAWA after a certification of their qualification as a victim of domestic violence is provided. In addition, HUD forms 5380 and 5382 are sent to tenants anytime a notice is served.

| | |
|------------|--|
| B.5 | <p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p><u>SWHA may select one or more projects for project-based assistance without competition in association with conversions under HUD’s Rental Assistance Demonstration program (see Appendix 1).</u></p> |
| C. | Other Document and/or Certification Requirements. |
| C.1 | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority considers a significant amendment or modification or substantial deviation as a discretionary change in the plans or policies of the housing authority that fundamentally alters or prohibits the mission or goals of the agency from being implemented.</p> <p>Examples of changes that may be considered a substantial deviation or significant amendment or modification or substantial deviation include:</p> <ul style="list-style-type: none"> a) Changes in waiting list preferences and tenant selection policies that will fundamentally alter family characteristics of SWHA’s waiting list or tenant population and have not been previously noted in a prior Annual or 5-Year Plan or Moving to Work (MTW) Plan. b) Changes in policies related to income, rent calculation or utility allowances that are not mandated by federal regulations, will significantly alter tenant obligations and have not been previously noted in a prior Annual or 5-year Plan or Moving to Work (MTW) Plan. c) Specifically for the Capital Fund Program, a newly proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing Program, development, or mixed finance proposal. <p>Examples of activities SWHA does not consider to qualify as a significant amendment or modification or substantial deviation resulting in the need for Amendment of its Annual Plan, 5-year Plan or Capital Fund 5-Year Action Plan:</p> <ul style="list-style-type: none"> a) Policy modifications in response to new regulations or other program requirements. This category also includes modification of existing regulations such as, but not limited to, changes necessary because of changes in HUD approved income limits, fair market rents or maximum rents. b) Policy or programmatic changes that do not alter or prohibit the mission or goals of the agency from being implemented c) Program, policy and budget changes implemented because of a declared disaster or other emergency in order to address immediate and projected need and ensure the ongoing and long-term viability of the Housing Authority d) Policy or programmatic changes previously identified in a prior Annual or 5-year Agency or Capital Plan or Annual Moving to Work (MTW) Plan e) Reallocation of Capital Fund Grant award funding to new or within previously identified line items to meet capital and program needs and help ensure the full and best use of limited financial resources f) <u>The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance</u> g) <u>Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds</u> h) <u>Changes to the construction and rehabilitation plan for each approved RAD conversion</u> i) <u>Changes to the financing structure for each approved RAD conversion</u> |

| | |
|------------|--|
| C.2 | Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (<u>Forthcoming at the end of the comment period</u>) (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. |
| C.3 | Certification by State or Local Officials. <u>(Forthcoming)</u> |
| C.4 | Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (<u>Forthcoming at the end of the comment period</u>) (b) If yes, include Challenged Elements. |

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years (24 CFR 903.6(a)(1)).

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years (24 CFR 903.6(b)(1)).

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan (24 CFR 903.6(b)(2)).

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).

B.5 Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.17(b), 24 CFR 903.19).

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Appendix 1: Rental Assistance Demonstration (RAD)

On October 9, 2025 the Sedro-Woolley Housing Authority (SWHA) Board of Commissioners adopted a new 5-Year PHA Plan for 2026 through 2030. Goal 3 of the Plan is, “Promote Financial Stability of SWHA” and includes this objective, “Pursue alternative funding sources to HUD’s public housing program to better promote long term financial viability of SWHA and its properties.” Accordingly, in collaboration with its Board of Commissioners, SWHA has applied for and anticipates being successful in its Rental Assistance Demonstration (RAD) application. As a result, SWHA intends to convert up to 100 percent of its Public Housing-subsidized units, described in the table below, to HUD’s Project-Based Voucher subsidy model under the guidelines of H 2019-09/PIH 2019-23, REV-4 (RAD Notice) and any successor Notices. SWHA also intends to pursue a RAD/Section 18 Blend which will involve the disposition of 90 percent of its Public Housing units to receive Tenant Protection Vouchers under the Section 18 program.

Upon conversion through RAD, SWHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures (listed at the end of this Appendix) in H 2019-09/PIH 2019-23, REV-4; and H 2016-17/PIH 2016-17, unless modified by an approved Moving to Work (MTW) activity¹.

SWHA certifies that it is currently compliant with all fair housing and civil rights requirements and is not currently under a voluntary compliance agreement, consent order or consent decree, or final judicial ruling or administrative ruling or decision. Additionally, SWHA certifies that RAD conversions will comply with all HUD-required site selection and neighborhood reviews and that all HUD-required procedures will be followed. RAD was designed by HUD to assist in addressing the capital needs of Public Housing by providing participating housing authorities with access to private sources of capital to repair and preserve its affordable housing assets.

Note that upon conversion, SWHA’s Public Housing Capital funding will be reduced by the pro rata share of Public Housing developments converted through RAD, and that SWHA may also borrow funds to address its capital needs and leverage other repositioning and financing tools allowed by HUD to support the properties. SWHA may elect to contribute Operating Reserves, Capital Funds, and/or Replacement Housing Factor (RHF) Funds towards conversions in accordance with HUD guidelines. Regardless of any funding changes that may occur as a result of conversion under RAD, SWHA certifies that it will maintain continued service level commensurate with requirements of its funding.

¹ SWHA is a regional Moving to Work partner agency with the King County Housing Authority.

Public Housing Inventory for RAD Conversion

| | | | |
|-------------------------------|-------------------------------|--------------------------------------|---|
| <u>All Properties:</u> | <u>Conversion Type</u> | <u>Transfer of Assistance</u> | <u>Change in # of Units Post Conversion*</u> |
| | <u>PBV</u> | <u>None Anticipated</u> | <u>None Anticipated</u> |

| <u>Property-Specific Information[^]</u> | | | <u># of Units Pre & Post RAD Conversion*</u> | | | | | |
|---|--|---------------------------------------|---|---------------------------|---------------------------|-----------------------------|----------------------------|----------------------------|
| <u>Total Units*</u> | <u>Unit Type – Pre & Post RAD</u> | <u>Capital Fund Allocation</u> | <u>Studio/ Efficiency</u> | <u>One Bedroom</u> | <u>Two Bedroom</u> | <u>Three Bedroom</u> | <u>Four Bedroom</u> | <u>Five Bedroom</u> |
| <u>Hillsview House (WA03000155)</u> | | | | | | | | |
| <u>60</u> | <u>Family</u> | <u>\$223,849</u> | <u>0</u> | <u>60</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| <u>Cedar Grove (WA03000103)</u> | | | | | | | | |
| <u>20</u> | <u>Family</u> | <u>\$95,924</u> | <u>0</u> | <u>0</u> | <u>3</u> | <u>9</u> | <u>8</u> | <u>0</u> |
| <u>Total</u> | | | | | | | | |
| <u>80</u> | <u>-</u> | <u>\$319,772</u> | <u>0</u> | <u>60</u> | <u>3</u> | <u>9</u> | <u>8</u> | <u>0</u> |

[^]This table is intended to include all units and developments in SWHA’s Public Housing inventory. SWHA reserves the right to correct errors without further Plan amendment including adding ACC-eligible units at these properties prior to final RAD conversion.

*# of Units: SWHA does not anticipate RAD-related construction or transfer of assistance that will result in changes in unit counts in total or by bedroom size. SWHA may implement up to a de minimis reduction in units as defined in the RAD Notice.

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion through RAD, SWHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures listed below, unless modified by an approved MTW activity².

As noted in Section 1.6 of the RAD Notice, “MTW agencies will be able to apply activities impacting the PBV program that are approved in their MTW Plans or included in the MTW Supplement to an approved PHA plan to these properties as long as they do not conflict with RAD requirements. RAD requirements include RAD statutory requirements, provisions of the PBV program specifically addressed in this Notice (including provisions explicitly listed in Section 1.6 of this Notice as provisions of the PBV program that MTW agencies may not alter for properties converting under RAD), other conditions and requirements of this Notice, or RAD contract forms or riders. With respect to any existing PBV regulations that are waived or modified in this Section 1.6 pursuant to RAD authority, except where explicitly noted below, MTW agencies may modify these or other requirements of the PBV program if the activity is approved in its MTW Plan or included in the MTW Supplement to an approved PHA plan. All other RAD Requirements listed below or elsewhere in this Notice shall apply to MTW agencies.”

² SWHA is a regional Moving to Work partner agency with the King County Housing Authority.

Tenant Protections Under Notice H 2016-17; PIH 2016-17³

- Right to Return and Relocation Assistance

Tenant Protections Under Section 1.6.C & D (PBV) or Section 1.7.B & C (PBRA) of H 2019-09/PIH 2019-23, REV-4⁴

- No rescreening of tenants upon conversion
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice Mobility

³ Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions (https://www.hud.gov/sites/documents/16-17hsgn_16-17pihn.pdf)

⁴ Rental Assistance Demonstration – Final Implementation, Revision, as amended (<https://hudgov.sharepoint.com/sites/OGrp-Recap/Shared Documents/General/Program Administration and Policy/Notices/RAD Notice/Notice Rev 4C - RAD Supplemental Notice/RAD Notice Rev 4 - Final - as amended by Supplemental 4B and 4C 011625>)

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SEDRO-WOOLLEY HOUSING AUTHORITY

Housing Management Report

February 2026 to March 2026

VACANCIES

Vacant Units

Total vacant units as of the last day of the reporting period: 1

Hillsview – 0
 Cedar Grove - 1 upgrade

Unit Turn Over

Unit turnover during the reporting period

| | Vacates | Housings | Completed Upgrades |
|-------------|---------|----------|--------------------|
| Hillsview | 0 | 0 | 0 |
| Cedar Grove | 0 | 0 | 0 |

YTD Average Unit Turnover Rate:

Hillsview – 23 days
 Cedar Grove – 0 days

APPLICATIONS

Number of applicants by property, bedroom size and admissions preference* claimed by applicant as of the last day of the reporting period:

| Hillsview | Preference | Non-Preference | Total |
|-----------|------------------------------|----------------|------------|
| 1 Bedroom | 102 (28 elderly/disabled) | 43 | 145 |

| Cedar Grove | Preference | Non-Preference | Total |
|--------------|------------|----------------|------------|
| 2 Bedrooms | 286 | 28 | 314 |
| 3 Bedrooms | 65 | 19 | 84 |
| 4 Bedrooms | 13 | 2 | 15 |
| Total | 364 | 49 | 413 |

*Preferences:

- *Rent burden – person is paying more than 50% of income in rent*
- *Family lives in substandard housing - homeless or condition of unit substandard*
- *Involuntary displacement – disaster, government action, owner action, domestic violence, etc.*
- *Extremely low-income – below 30% area median income*

SEDRO-WOOLLEY HOUSING AUTHORITY

Housing Management Report

WORK ORDERS

Work orders completed during the reporting period

| | Preventive | Inspection | Emergency | Vacate | RA | Tenant Request | Total |
|----------------------------|------------|------------|-----------|----------|----------|----------------|-----------|
| Hillsvie | 1 | 5 | 0 | 0 | 0 | 10 | 16 |
| <i>Cedar Grove I</i> | <i>3</i> | <i>10</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>4</i> | <i>17</i> |
| <i>Cedar Grove II</i> | <i>0</i> | <i>5</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>5</i> |
| <i>Cedar Grove III</i> | <i>0</i> | <i>4</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>3</i> | <i>7</i> |
| Cedar Grove (total) | 0 | 19 | 0 | 0 | 0 | 7 | 29 |
| Total | 4 | 24 | 0 | 0 | 0 | 17 | 45 |

RA=Reasonable Accommodation

*fire inspection all 3 Cedar Groves

UPDATES

Previous Meeting Follow Up: No pending follow-up items.

Staffing: Fully staffed. Received assistance from another portfolio to prepare for HUD NSPIRE inspections scheduled for April 9, 2026.

Resident Engagement: No resident functions during the reporting period. Residents (and the public) were informed of the proposed amendment to SWHA's 2026-2030 5-Year Plan to incorporate RAD requirements. They were encouraged to provide comments and a public hearing is scheduled for April 16, 2026.

Resident Issues: Nothing to report.

Building Issues: Smith Fire replaced sprinkler heads in 6 units. No other issues currently.

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SEDRO-WOOLLEY HOUSING AUTHORITY

INTEROFFICE MEMORANDUM

TO: Board of Commissioners
FROM: Sean Lay, Temporary Financial Reporting Manager
DATE: April 16, 2026
RE: February 2026 Financial Report

Attached for your review is the unaudited financial report for February 2026. This report shows actual results, budgets, and variances expressed in both dollars and percentages. The report, in cash format, details operating income and expenses, operating cash flow, non-operating income and expenses, and changes in assets and liabilities. Reports in this format will reconcile the changes in cash, and both the beginning and ending cash balances are displayed.

EXECUTIVE SUMMARY

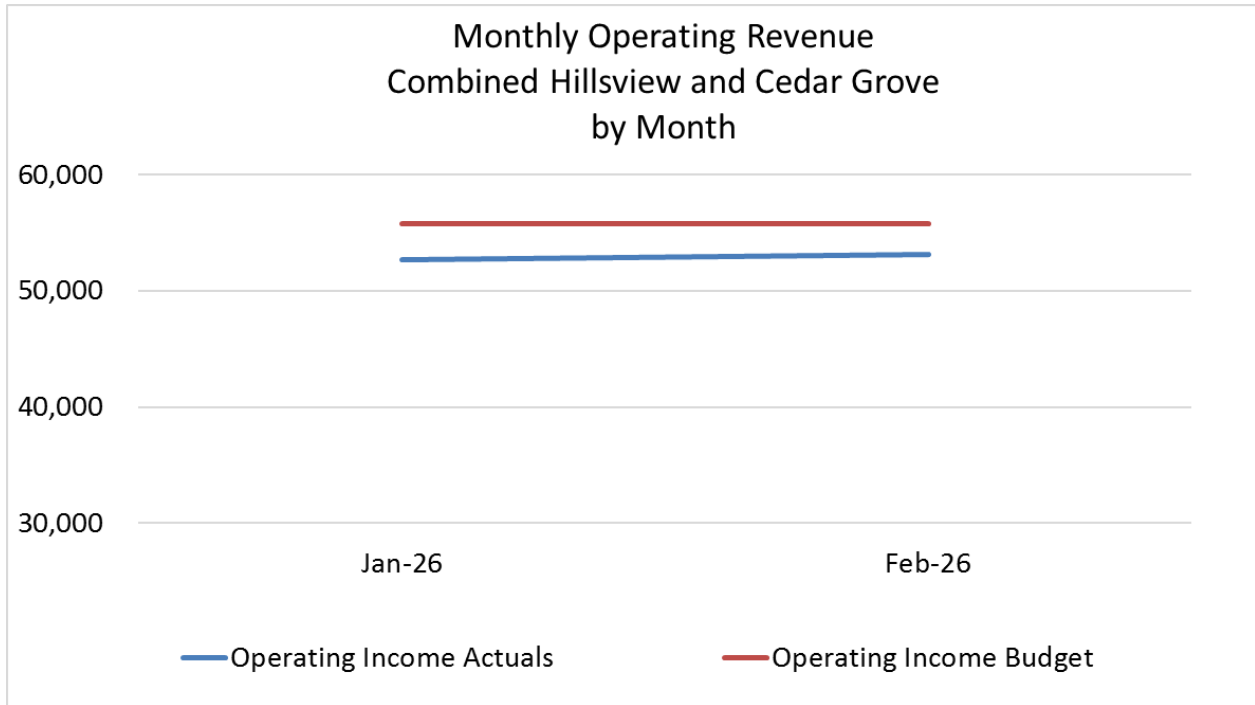
Year-to-date operating income was 2.6% under budget and operating expenses were 56.3% under budget.

| Operating Revenue | Favorable (Unfavorable) | | | Operating Expenses | Favorable (Unfavorable) | | |
|-------------------------------|----------------------------|--------------|---|---------------------------------------|----------------------------|--------------|---|
| | \$ Variance | % Variance | | | \$ Variance | % Variance | |
| Tenant Revenue | \$308 | 0.6% | ● | Salaries and Benefits | \$3,681 | 8.1% | ● |
| Federal Operating Support | (3,352) | -5.9% | ● | Administrative Expenses | \$9,496 | 36.1% | ● |
| Other Revenue | 156 | 62.0% | ● | Maintenance Expenses, Utilites, Taxes | \$55,548 | 111.0% | ● |
| | | | | Other Programmatic Expenses | \$94 | 82.4% | ● |
| Total Operating Income | (\$2,889) | -2.6% | ● | Total Operating Expenses | 68,820 | 56.3% | ● |

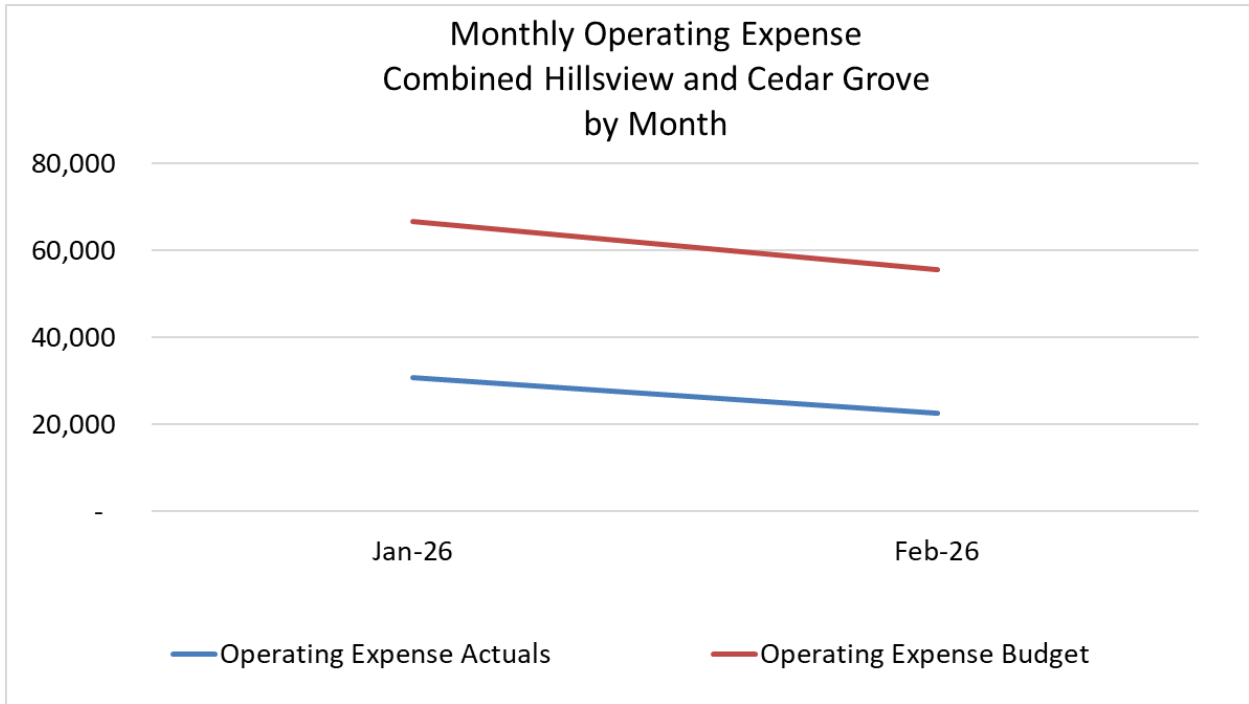
- Green are favorable variances
- Yellow are unfavorable variances less than 5%
- Red are unfavorable variances greater than 5%

OPERATING REVENUE AND EXPENSE

Year-to-date operating revenues totaling \$109K came under budget by \$2.9K, or 2.6%.



Year-to-date operating expenses totaled \$53K and were 56.3% under budget. The primary drivers were lower-than-anticipated occupancy and administrative costs, largely due to timing of invoices. As of February, only one month of water service at Cedar Grove has been billed. At Hillsview, vendor reimbursement totaling \$20K was received related to advance payment for an elevator project. Auditing, insurance, and software invoices are expected to increase as the year progresses.

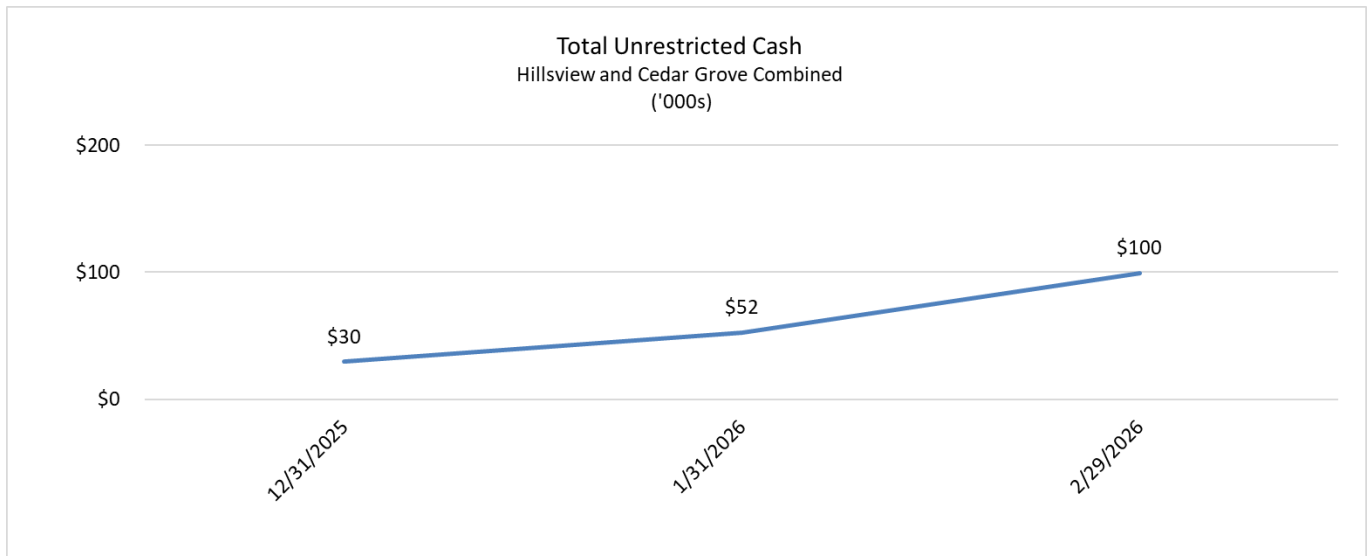


CAPITAL ACTIVITY

Capital project expenditures exceeded the budget by 56.3%, primarily due to a \$12K elevator-door refurbishment at Hillsview. The corresponding draw from the Capital Fund Program (CFP) grant is scheduled for later this month.

CHANGE IN UNRESTRICTED CASH

Unrestricted cash in the amount of \$99.5K increased by \$70K since the beginning of the year. The increase is primarily due to receipt of CFP grant reimbursement for projects costs incurred in December 2025. Also, due to collection on outstanding tenant rent receivables.



Sedro-Woolley Housing Authority
Statement of Financial Position
As of February 28, 2026

| | <u>Cedar Grove</u> | <u>Hillsview</u> | <u>Combined</u> |
|-------------------------------------|---------------------------|---------------------------|---------------------------|
| Cash-Unrestricted | \$96,324 | \$3,111 | \$99,435 |
| Cash-Held by Management Agent | - | - | - |
| Cash-Designated | - | - | - |
| Cash-Restricted | 7,975 | 10,600 | 18,575 |
| Total Cash | <u>104,299</u> | <u>13,711</u> | <u>118,010</u> |
| Other Current Assets | \$17,763 | \$335,319 | 353,081 |
| Long-term Assets | \$969,491 | \$964,870 | 1,934,361 |
| Total Other Assets | <u>987,254</u> | <u>1,300,189</u> | <u>2,287,443</u> |
| Total Assets | <u><u>1,091,553</u></u> | <u><u>1,313,900</u></u> | <u><u>2,405,452</u></u> |
| Current Liabilities | 57,248 | 388,277 | 445,525 |
| Long-Term Liabilities | - | - | - |
| Total Liabilities | <u>57,248</u> | <u>388,277</u> | <u>445,525</u> |
| Equity | 1,034,305 | 925,622 | 1,959,927 |
| Total Liabilities and Equity | <u><u>\$1,091,553</u></u> | <u><u>\$1,313,900</u></u> | <u><u>\$2,405,452</u></u> |

Sedro-Woolley Housing Authority
Cash Reconciliation Report
Combined Operations
For the Period Ended February 28, 2026

| | 2026 YTD Actual | 2026 YTD Budget | Favorable (Unfavorable) \$ Variance | Favorable (Unfavorable) | |
|--|-----------------------|-----------------------|---|----------------------------|-----|
| Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | \$29,428 | | | | |
| Beginning Cash Balance-Designated | 0 | | | | |
| Beginning Cash Balance-Restricted | 17,975 | | | | |
| Total Beginning Resources | \$47,403 | | | | |
| | | | | | |
| Tenant Revenue | \$54,768 | \$54,460 | \$308 | 0.6% | |
| Operating Subsidy from HUD-PH | 53,528 | 56,880 | (3,352) | (5.9%) | |
| Other Operating Income | 407 | 251 | 156 | 62.0% | |
| Total Operating Income | 108,703 | 111,592 | (2,889) | -2.6% | |
| | | | | | |
| Salaries | (32,000) | (33,046) | 1,046 | 3.2% | |
| Benefits | (10,044) | (12,679) | 2,635 | 20.8% | |
| Occupancy Expenses | 5,489 | (50,059) | 55,548 | 111.0% | (1) |
| Other Social Service Expenses | (20) | (114) | 94 | 82.4% | |
| Administrative Expenses | (16,821) | (26,317) | 9,496 | 36.1% | (2) |
| Total Operating Expenses | (53,396) | (122,215) | 68,820 | 56.3% | |
| | | | | | |
| Operating Cash Flow | 55,308 | (10,623) | 65,931 | 620.6% | |
| | | | | | |
| Non-Operating Income | (2,192) | 20,329 | (22,522) | (110.8%) | (3) |
| Non-Operating Expenses | - | - | - | n/a | |
| Capital Expenditures | (14,960) | (9,569) | (5,391) | (56.3%) | (3) |
| Change in Designated Cash | - | - | - | n/a | |
| Change in Restricted Cash | (600) | - | (600) | n/a | |
| Transfers In/Out | - | - | - | n/a | |
| Others Sources/(Uses of Cash) | 32,452 | - | 32,452 | n/a | (4) |
| Non Operating Net Sources (Uses) of Cash | 14,699 | 10,760 | 3,939 | 36.6% | |
| | | | | | |
| Net Change in Unrestricted Cash | 70,007 | \$136 | \$69,870 | 51,190.8% | |
| | | | | | |
| Ending Cash Balance-Unrestricted/Held by Mgmt Agent | \$99,435 | | | | |
| Ending Cash Balance-Designated | 0 | | | | |
| Ending Cash Balance-Restricted | 18,575 | | | | |
| Total Ending Resources | \$118,010 | | | | |

- 1) Timing of invoicing; only one month of water service at Cedar Grove has been billed. At Hillsvieview, vendor reimbursement totaling \$20K related to advance payment for an elevator project was received.
- 2) Timing of auditing, insurance, and software invoices but these expenses are expected to increase as the year progresses.
- 3) Elevator door refurbishment costs totaling \$12K was incurred. The associated draw from the CFP grant expected to be done in April 2026.
- 4) Mainly due to receipt of CFP grant reimbursement for projects costs incurred in December 2025. Also, due to collection on outstanding tenant rent receivables.

Sedro-Woolley Housing Authority
Cash Reconciliation Report
Cedar Grove
For the Period Ended February 28, 2026

| | 2026 YTD Actual | 2026 YTD Budget | Favorable (Unfavorable) \$ Variance | Favorable (Unfavorable) | |
|--|-----------------------|-----------------------|---|----------------------------|-----|
| Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | \$78,560 | | | | |
| Beginning Cash Balance-Designated | 0 | | | | |
| Beginning Cash Balance-Restricted | 7,375 | | | | |
| Total Beginning Resources | \$85,935 | | | | |
| | | | | | |
| Tenant Revenue | \$18,501 | \$18,198 | \$303 | 1.7% | |
| Operating Subsidy from HUD-PH | 16,522 | 18,071 | (1,549) | (8.6%) | |
| Other Operating Income | 177 | 111 | 67 | 60.4% | |
| Total Operating Income | 35,200 | 36,379 | (1,179) | -3.2% | |
| | | | | | |
| Salaries | (8,090) | (8,489) | 399 | 4.7% | |
| Benefits | (2,551) | (3,278) | 727 | 22.2% | |
| Occupancy Expenses | (6,784) | (17,045) | 10,262 | 60.2% | (1) |
| Other Social Service Expenses | (5) | (39) | 34 | 87.2% | |
| Administrative Expenses | (4,077) | (6,725) | 2,648 | 39.4% | |
| Total Operating Expenses | (21,506) | (35,576) | 14,070 | 39.5% | |
| | | | | | |
| Operating Cash Flow | 13,694 | 803 | 12,891 | 1,605.3% | |
| | | | | | |
| Non-Operating Income | (791) | 12,259 | (13,050) | (106.5%) | (2) |
| Non-Operating Expenses | - | - | - | n/a | |
| Capital Expenditures | (770) | (9,569) | 8,799 | 92.0% | (2) |
| Change in Designated Cash | - | - | - | n/a | |
| Change in Restricted Cash | (600) | - | (600) | n/a | |
| Transfers In/Out | - | - | - | n/a | |
| Others Sources/(Uses of Cash) | 6,230 | - | 6,230 | n/a | (3) |
| Non Operating Net Sources (Uses) of Cash | 4,069 | 2,690 | 1,379 | 51.3% | |
| | | | | | |
| Net Change in Unrestricted Cash | \$17,763 | \$3,493 | \$14,270 | 408.5% | |
| | | | | | |
| Ending Cash Balance-Unrestricted/Held by Mgmt Agent | \$96,324 | | | | |
| Ending Cash Balance-Designated | 0 | | | | |
| Ending Cash Balance-Restricted | 7,975 | | | | |
| Total Ending Resources | \$104,299 | | | | |

- 1) Timing of invoicing; only one month of water service has been billed. Also, seasonal and periodic contracts are low as is typical early in the year.
2) One unit upgrade was budgeted for the year, but has yet to happen. This results in a lower draw from the CFP grant.
3) Mainly due to the collection on outstanding tenant rent receivables.

Sedro-Woolley Housing Authority
Cash Reconciliation Report
Hillsview
For the Period Ended February 28, 2026

| | 2026 YTD Actual | 2026 YTD Budget | Favorable (Unfavorable) \$ Variance | Favorable (Unfavorable) | |
|--|-----------------------|-----------------------|---|----------------------------|-----|
| Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | (\$49,133) | | | | |
| Beginning Cash Balance-Designated | 0 | | | | |
| Beginning Cash Balance-Restricted | 10,600 | | | | |
| Total Beginning Resources | (\$38,533) | | | | |
| | | | | | |
| Tenant Revenue | \$36,267 | \$36,262 | \$5 | 0.0% | |
| Operating Subsidy from HUD-PH | 37,006 | 38,810 | (1,804) | (4.6%) | |
| Other Operating Income | 230 | 141 | 89 | 63.3% | |
| Total Operating Income | 73,503 | 75,213 | (1,710) | -2.3% | |
| | | | | | |
| Salaries | (23,910) | (24,557) | 647 | 2.6% | |
| Benefits | (7,493) | (9,401) | 1,908 | 20.3% | |
| Occupancy Expenses | 12,273 | (33,014) | 45,287 | 137.2% | (1) |
| Other Social Service Expenses | (15) | (75) | 60 | 79.9% | |
| Administrative Expenses | (12,744) | (19,593) | 6,848 | 35.0% | (2) |
| Total Operating Expenses | (31,889) | (86,639) | 54,750 | 63.2% | |
| | | | | | |
| Operating Cash Flow | 41,614 | (11,426) | 53,040 | 464.2% | |
| | | | | | |
| Non-Operating Income | (1,401) | 8,070 | (9,471) | (117.4%) | (3) |
| Non-Operating Expenses | - | - | - | n/a | |
| Capital Expenditures | (14,190) | - | (14,190) | n/a | (3) |
| Change in Designated Cash | - | - | - | n/a | |
| Change in Restricted Cash | - | - | - | n/a | |
| Transfers In/Out | - | - | - | n/a | |
| Others Sources/(Uses of Cash) | 26,222 | - | 26,222 | n/a | (4) |
| Non Operating Net Sources (Uses) of Cash | 10,630 | 8,070 | 2,560 | 31.7% | |
| | | | | | |
| Net Change in Unrestricted Cash | \$52,244 | (\$3,357) | \$55,600 | 1,656.5% | |
| | | | | | |
| Ending Cash Balance-Unrestricted/Held by Mgmt Agent | \$3,111 | | | | |
| Ending Cash Balance-Designated | 0 | | | | |
| Ending Cash Balance-Restricted | 10,600 | | | | |
| Total Ending Resources | \$13,711 | | | | |

- 1) Mainly due to vendor reimbursement totaling \$20K related to advance payment for an elevator project.
- 2) Timing of auditing, insurance, and software invoices but these expenses are expected to increase as the year progresses.
- 3) Elevator door refurbishment costs totaling \$12K was incurred. The associated draw from the CFP grant expected to be done in April 2026.
- 4) Mainly due to receipt of CFP grant reimbursement for projects costs incurred in December 2025.