

City Council
July 8, 2026

The below items are either late material related to an item on the council agenda or written public comment. This document is published on the city website along with the council packet in the Other section. It is updated the Friday before the associated council meeting and again after 3:30pm the Tuesday before a council meeting, as this is the deadline for submitting written public comment.

LATE MATERIAL:

1. Sedro-Woolley Housing Authority – Overview and Future Direction

PUBLIC COMMENT:

1. William Dunlap - Ballfields
2. Diana Gay – Ballfields
3. Barb Hunter - Ballfields
4. Janet Kuller - Ballfields
5. Jenna Weed - Ballfields
6. Julie Winkler - Ballfields
7. Ellen Rak - Ballfields



Sedro-Woolley Housing Authority - Overview and Future Direction

Sedro-Woolley City Council & Mayor Briefing

July 8, 2026



What is a Housing Authority?

- 🏠 Public agency
- 🏠 Administers federally-subsidized housing programs
 - e.g., Public Housing, Housing Choice Voucher/Section 8
- 🏠 Owns and manages affordable rental housing
- 🏠 Serves low-income households
 - Including families, seniors, and people with disabilities
- 🏠 Provides long-term stewardship of housing assets

Sedro-Woolley Housing Authority (SWHA) Overview

- 🏠 80 total units in Sedro-Woolley serving about 150 residents
 - Hillsview – 60 1-bedroom units targeting senior and disabled households
 - Cedar Grove – 20 family-size units
- 🏠 Funding = Low Income Public Housing subsidy (federal) + tenant rents
- 🏠 No other housing programs (such as Section 8)
- 🏠 Governed by a 5-member Board (appointed by the Mayor, confirmed by City Council)

Mission: Our mission 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.



SWHA + KCHA Partnership Background

🏠 SWHA

- 3rd smallest in Washington (80 households)
- No economies of scale

🏠 KCHA

- Large housing authority (18,400 households)
- Consistently high performing agency
- “Moving to Work” regulatory flexibility

🏠 Management Agreement

- Began 1971
- Updated most recently in 2025
- KCHA operates all aspects of housing authority
- KCHA leverages expertise from its specialized staff

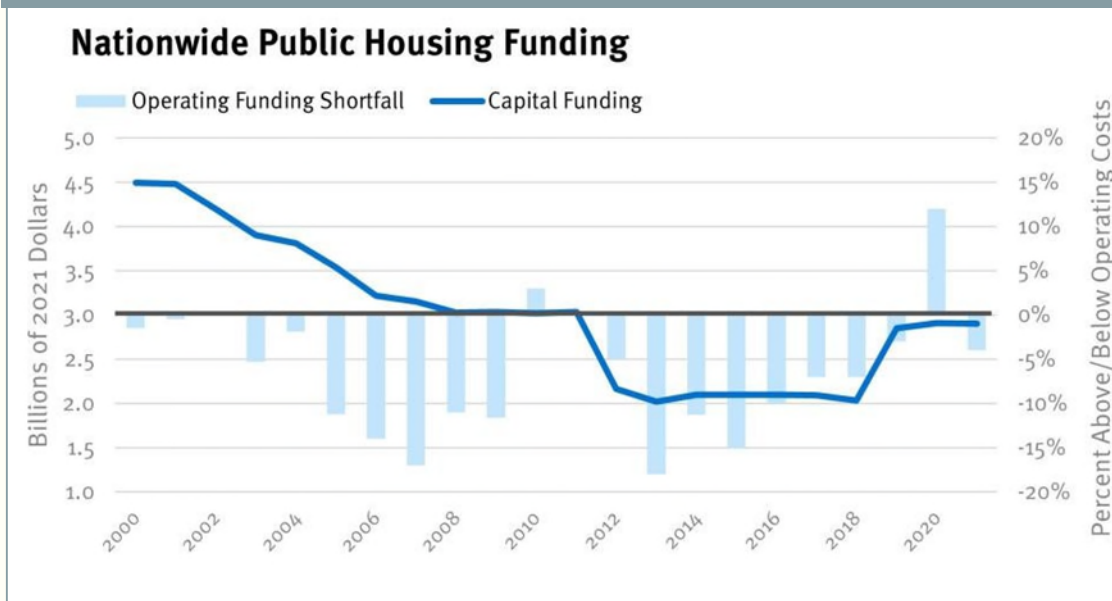


Funding Outlook



Public Housing Key Challenges – Funding

Public Housing Funding Consistently Below Amounts Needed



These historic trends continue.

- 🏠 Federal Public Housing Subsidy
 - Subject to Congressional appropriations
 - Limited connection between need and funding amount received
- 🏠 Tenant Rents
 - Rents are generally tied to income of extremely low-income households
 - Debt-Financing Prohibited

Public Housing Key Challenges – Cost Pressures

- 🏠 Aging buildings and infrastructure (1970s construction)
- 🏠 Deferred maintenance due to long-standing underfunding
- 🏠 Repair, utilities, insurance, and staffing costs continue to rise

Hillview

\$2.25 Million needed
to address immediate capital
needs at Hillview

Immediate Capital Needs

1. Envelope Repair: **\$1M** (for full repair)
 - Exterior Siding, Aluminum Window Replacement, Deck Railings, Repair of Structural Rot from Water Damage
2. Elevator Replacement: **\$600K**
3. Fire Alarm System **\$400K**
4. Waste Line Replacement: **\$250K**

Cedar Grove

\$550,000 needed to
address immediate capital
needs at Cedar Grove

Immediate Capital Needs

1. Envelope Repairs: \$550K
 - Siding replacement needed at 3 buildings at one of the property sites.



Mitigation Strategies

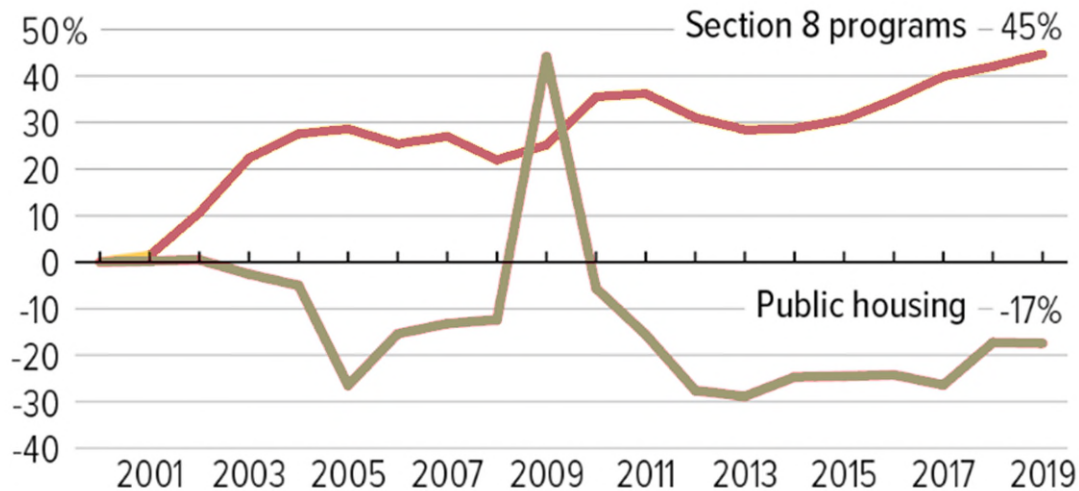


Alternative Federal Funding Sources

Congress Provides
More Consistent Funding
for Section 8 than Public Housing

Public Housing Funding Has Dropped While Section 8 Funding Has Responded to Cover Rising Needs

Percent change in funding since 2000, adjusted for inflation



These historic trends continue.

Converting Public Housing units to the Section 8 program. It provides:

- More stable subsidy source
- Ability to leverage debt to finance needed repairs
- Similar resident experience



Thank you.

For more information, visit:

<https://www.sedrowoolleyha.org/rad>



William W. Dunlap

22461 Mount Vernon Big Lake Rd
Mount Vernon, WA 98274
williamwdunlap@gmail.com

July 2, 2026

Sedro Woolley City Council

325 Metcalf St
Sedro Woolley, WA

Council members,

I hope you will choose to preserve the open space around the veterans' memorial at the Northern State recreation area and not build a baseball complex there. I think it should be a place for quiet contemplation of veterans and their contributions and sacrifices.

In addition, the wetland where the proposed baseball fields would be is the home to many animals, some rare and some common. They will not just "move to somewhere else" because if there was suitable habitat elsewhere it would already be occupied.

Sincerely,

William W. Dunlap

Kelly kohnken

From: Diana Gay <dgay2424@gmail.com>
Sent: Saturday, July 4, 2026 10:23 AM
To: commissioners@co.skagit.wa.us; CityCouncil; JoEllen Kesti; parksrec@co.skagit.wa.us
Subject: Protect Northern State Recreation Area

CAUTION: This email originated from outside of the City of Sedro-Woolley mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners, Council Members, SW Parks & Rec and Mayor Kesti, I am writing as a local resident and frequent trail user to oppose the proposal to build ballfields at the Northern State Recreation Area (NSRA). NSRA is a vital natural sanctuary used daily by hundreds of hikers, runners, bicycle riders, and dog walkers. Converting this peaceful area into a high-traffic sports complex will permanently ruin the park's passive recreation, cause severe traffic on Helmick Road, and destroy critical wildlife habitat.

Northern State Recreation Area (NSRA) is a crucial sanctuary for wildlife, including elk herds, raptors, and diverse bird species that rely on its quiet, open spaces and natural wetlands. I would much rather see the city focus its efforts on developing the Winnie Houser property instead. This site is already designated for active recreation and is much better suited for ballfields without destroying a pristine natural park.

Please protect NSRA and focus active recreation development on the Winnie Houser site instead.
Thank you. Sincerely,

Diana Gay
724 Parkland Loop
Sedro Woolley, WA. 98284

Kelly kohnken

From: Barb Hunter <barbhuntercello@gmail.com>
Sent: Saturday, July 4, 2026 7:18 AM
To: commissioners@co.skagit.wa.us; CityCouncil; JoEllen Kesti; parksrec@co.skagit.wa.us
Cc: Barb Hunter
Subject: Preserve the Veterans loop trail and surrounding wetlands

CAUTION: This email originated from outside of the City of Sedro-Woolley mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners, Council Members, SW Parks & Rec and Mayor Kesti,

I am writing as a Sedro-Woolley resident, a frequent trail user, and a member of a large, dedicated network of community members who walk at the Northern State Recreation Area (NSRA) on a regular basis.

The wondrous beauty of the unmolested alluvial fan, wandering creek, open meadow, and wetlands is one of my absolute favorite things about Sedro-Woolley. I have seen spawning salmon, salmon eggs and hatchlings, coyotes, bitterns, great blue herons, bald eagles, herds of elk, nesting killdeer, cedar wax wings, and countless other natural wonders in this beautiful, open, publically-accessible space. It is like no other park anywhere in Skagit County and has directly left a positive impact on my quality of life.

I have also had the pleasure of meeting so many members of the community by passing them on a stroll to say hello...maybe mentioning an interesting wildlife encounter, or just sharing a little bit about oneself, about the weather, etc. It is a petri dish for community-building that is unique in its simplicity.

Every single day, year-round, NSRA serves as a vital community hub for hikers, runners, and dog walkers seeking peace, safety, and a connection to nature. The city's recent 5-1 vote to pursue building five baseball diamonds south of the current parking lot directly threatens the passive recreation that hundreds of residents rely on daily.

Converting this tranquil natural landscape into a high-traffic sports complex will permanently disrupt the park. It conflicts heavily with the daily use of the trails, introduces severe vehicle congestion on Helmick Road, and destroys critical habitat for declining wildlife species like the American bittern.

We do not have to choose between youth sports and preserving nature. The city already has a much more suitable alternative: the Winnie Houser site. Winnie Houser is centrally located, walkable for families, and already designated for active recreation without requiring development in a sensitive ecological zone.

As citizens who use and care for NSRA daily, we urge the Skagit County Commissioners to deny the interlocal agreement and protect the natural, passive intent of this treasured park.

Thank you for your time, leadership, and consideration.

Sincerely,

Barb Hunter
barbhuntercello.com
206-383-1147

Kelly kohnken

From: janet kuller <jpkuller@live.com>
Sent: Monday, June 29, 2026 5:41 PM
To: Kelly kohnken
Subject: Northern State Recreation Area Wetlands

CAUTION: This email originated from outside of the City of Sedro-Woolley mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings, please forward to the City Council and Mayor of Sedro Wooley...

Regarding the building of a baseball field at the wetlands site of Northern State Hospital, please reconsider and choose an option that does not involve a wetland and a beautiful historical area. A baseball field would ruin the serene nature of the park, plus destroying a wetland would endanger many species of wildlife. We need more wetlands, not less. Thank you
Janet Kuller, 1973 Fraser Avenue Mount Vernon WA.

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

Kelly kohnken

From: Jenna Weed <jennarweed5@gmail.com>
Sent: Saturday, July 4, 2026 6:01 PM
To: Kelly kohnken
Subject: Concerns over baseball fields at NSRA

CAUTION: This email originated from outside of the City of Sedro-Woolley mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Jenna Weed and I am a resident of Sedro-Woolley, Washington. I would like for this message to be forwarded to our mayor and city council members and for them to consider rescinding their vote to build baseball fields on the wetlands of Northern State Recreation Area.

I have concerns about the environmental impact of building on these crucial wetlands. In addition to wildlife that inhabit this area, leaving wetlands undeveloped also helps with flood management in residential areas. I live by the golf course across the street from NSRA, and flooding by these houses and the golf course is already a problematic issue that could likely be made worse by developing wetlands that act as a sponge for floodwaters.

I believe that the Winnie Houser fields would be a much better space for baseball field development. There is already field space, parking, and restroom facilities. I am hopeful that the mayor and council will reconsider their previous decision and allow for public comment.

Thank you for your consideration.

Kelly kohnken

From: Julie winkler <jsh122557@hotmail.com>
Sent: Friday, July 3, 2026 8:52 PM
To: CityCouncil
Subject: Northern State

CAUTION: This email originated from outside of the City of Sedro-Woolley mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members

I am writing as a Sedro-Woolley resident, a frequent trail user, and a member of a large, dedicated network of community members who walk our dogs at the Northern State Recreation Area (NSRA) on a daily basis. Every single day, year-round, NSRA serves as a vital community hub for hikers, runners, and dog walkers seeking peace, safety, and a connection to nature. The city's recent 5-1 vote to pursue building five baseball diamonds south of the current parking lot directly threatens the passive recreation that hundreds of residents rely on daily.

Converting this tranquil natural landscape into a high-traffic sports complex will permanently disrupt the park. It conflicts heavily with the daily use of the trails, introduces severe vehicle congestion on Helmick Road, and destroys critical habitat for declining wildlife species like the American bittern.

We do not have to choose between youth sports and preserving nature. The city already has a much more suitable alternative: the Winnie Houser site. Winnie Houser is centrally located, walkable for families, and already designated for active recreation without requiring development in a sensitive ecological zone.

As citizens who use and care for NSRA daily, we urge the Skagit County Commissioners to deny the interlocal agreement and protect the natural, passive intent of this treasured park.

Thank you for your time, leadership, and consideration Julie Winkler
(360) 739-2204

Kelly kohnken

From: Ellen <ellenrak@gmail.com>
Sent: Friday, July 3, 2026 9:07 AM
To: CityCouncil
Subject: Ballpark Relocation plans

CAUTION: This email originated from outside of the City of Sedro-Woolley mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sedro-Woolley City Council Members:

I am writing to oppose the current recommendation to build baseball fields at the Northern State Recreation Area.

My friends and I love to visit Northern State, we walk and talk there several times per month. It is a place of quiet beauty. The Veteran's Pavillion is lovely and dignified. The amazing walking trails are peaceful and wild, giving a chance for our community members to reflect and be part of the natural world.

While I love a good ballgame as much as the next person, I think ballfields would be better located in one of the other proposed areas that would better accommodate the spirit and energy of organized sports.

Thank you for your consideration,

Ellen Rak
22461 Mt Vernon-Big Lake Rd
Mount Vernon, WA 98274
360-421-3360