



# Memorandum

**TO:** Satpal Sidhu, County Executive  
**FROM:** Champ Thomaskutty, Director  
**RE:** Kulshan Community Land Trust – Telegraph Road Economic Development Investment (EDI) Grant Contract  
**DATE:** **APRIL 9, 2026**

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Attached is a grant contract between Whatcom County and Kulshan Community Land Trust for your review and signature.

▪ **Background and Purpose**

Telegraph Town homes Phase 1 D is the final phase of a 24-home permanently affordable townhome development located in the King Mountain neighborhood of Bellingham. Phase 1D will deliver eight energy-efficient, townhomes designed by G+R Architecture and developed through a partnership between Habitat for Humanity of Whatcom County and Kulshan Community Land Trust (KCLT).

KCLT operates under a community land trust model that ensures long-term affordability through 99-year ground leases and equity caps, preserving affordability for future generations. The project serves households at 30-80% AMI and provides permanently affordable homeownership opportunities in accordance with RCW 82.14.370

The project serves first-time homebuyers earning under 80% of the Area Median Income (AMI), using the Community Land Trust model to ensure long-term affordability for this and all future generations of homeowners. Of the 24 homes, 16 are already owner-occupied by income-qualified buyers. Phase 1D represents the final eight units.

On August 5, 2025, the EDI Board recommended \$400,000 in grant funding for this project based on KCLT's application in response to RFP 25-43. On September 9, 2025, the Whatcom County Council approved the EDI Board's funding recommendations. The County Executive issued a preliminary award letter on September 19, 2025. Subsequently, KCLT applied for an additional \$36,902.48 from the Housing Affordable for the Work Force (HAFTW) program to cover impact fees and system development charges. Given the administrative complexity of the HAFTW program and recent changes to RCW 82.14.370 that now authorize affordable housing construction costs as eligible uses of EDI funds, staff recommended consolidating both funding streams into a single EDI grant of \$436,902.48.

Combining the awards significantly reduces the administrative burden of both the County and KCLT while maintaining equivalent financial support for the project.

▪ **Funding Amount and Source**

The total funding amount for this contract is \$436,902.48. Funding is provided from the Economic Development Investment Fund program. Funding was awarded through two separate procurements and combined in this agreement for the convenience of the County.

- KCLT requested, and was awarded, \$400,000 in response to RFP #25-43.
- KLTC requested, and was awarded \$36,902.48 in response to an open Housing Affordable for the Work Force (HAFTW) Program.

Funding is provided through the Economic Development Investment Program (Public Utilities Improvement Fund 3242). Budget authority exists through the 2025-2026 biennial budget.

▪ **Differences from Previous Contracts**

This is an original contract. The simplified funding structure consolidates what would have been two separate agreements (EDI grant + HAFTW loan) into one streamlined grant agreement, improving administrative efficiency for both the County and KCLT while ensuring the same level of financial support for affordable housing development.

Please contact Eric Chambers at x6199 or [ekchambe@whatcomcounty.us](mailto:ekchambe@whatcomcounty.us) if you have any questions.