



Memorandum

TO: Satpal Sidhu, County Executive
FROM: Champ Thomaskutty, Director
RE: Opportunity Council – Bellis Fair Senior Housing Economic Development Investment Contract
DATE: **APRIL 20, 2026**

Attached is a contract between Whatcom County and the Opportunity Council for your review and signature.

▪ **Background and Purpose**

The Bellis Fair Senior Housing (BFSH) project (“Project”) is the second phase of the Bellis Fair Family Housing development – a Low-Income Housing Tax Credit (LIHTC) project located adjacent to the Bellis Fair Mall in north Bellingham. The Project is comprised of sixty-four (64) units of low-income senior housing for households aged 62 and older. Of these units, four (4) will have 2 bedrooms, fifty-seven (57) will have one bedroom, and three (3) will be studio apartments. In addition to the 64 units, the Project includes an on-site community space, a health and wellness center, and space for service providers.

Twenty-five percent (25%) of the units will be reserved for households making at or below sixty-percent of the Area Median Income (AMI) adjusted for household size, fifty-percent (50%) of the units will be reserved for households with income at or below 40% of AMI, and twenty-five percent (25%) for those at or below 30% AMI. Additionally, twenty-percent (20%) of the units will be reserved for seniors exiting homelessness, and twenty-percent will be reserved for seniors with a disability. Long term affordability will be secured through a fifty-year restrictive covenant recorded against the property.

The Opportunity Council applied for funding in response to RFP 25-43. On September 9, 2025, the Whatcom County Council provided tentative approval of funding, pending successful contract negotiations, for this project. The County Executive issued a preliminary award letter on September 19, 2025.

For the avoidance of doubt, the Project is owned by Bellis Fair Family Housing II, LLC, a Washington Limited Liability Company (“Company”). The Opportunity Council is the manager and controlling member of the Company. All instances which refer to the Opportunity Council or the Contractor, shall, as applicable, refer to the Contractor causing the Company to achieve the same.

▪ **Funding Amount and Source**

The total funding amount for this contract is \$1,386,485. Funding is provided from the Economic Development Investment Fund program. Budget authority exists through the 2025-2026 biennial budget.

▪ **Differences from Previous Contracts**

This is an original contract. The County has funded other similar projects with the Opportunity Council, most notably under Whatcom County Contract #202409015.

Please contact Eric Chambers at x6199 or ekchambe@whatcomcounty.us if you have any questions.

Encl.