



333 N Samish Way
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**Bellingham &
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Housing Authorities**

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REQUEST FOR PROPOSALS

FOR

2026-010-025 PROPERTY MANAGEMENT SERVICES

ADDENDUM #01: RESPONSE TO QUESTIONS RECEIVED

ISSUE DATE: JUNE 24, 2026

- 1. Do you have additional information on the requirements for this project. Is this project subject to tax credit reporting?**
 - a. Answer:** As a public housing authority, BHA is required to maintain certain affordability standards. The subject property will not be financed under Section 42 Low Income Housing Tax Credit program and will not be subject to tax credit reporting. It will however need to comply with income and rent limits as directed by BHA. Any required reporting will be completed by BHA.

- 2. Is this an acquisition rehab and what will the funding structure/requirements be?**
 - a. Answer:** This is a straight acquisition, no rehab. Property financing does not include federal, state or local sources. The property will need to comply with income and rent limits as directed by BHA. Any required reporting will be completed by BHA.

- 3. Does this property have any affordable layers or agency oversight?**
 - a. Answer:** As a public housing authority, BHA is required to maintain certain affordability standards, including income and rent restrictions. The property will be required to comply with the City of Bellingham's Rental Registration and Inspection Program. Currently, there are no other identified oversight agencies, but BHA reserves the right to alter that if funding requires it. Required reporting will be completed by BHA.

- 4. Will BHA share property proformas or financial package?**
 - a. Answer:** Available data is somewhat limited. The T24 and June rent roll are included in this addendum.



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5. What is the current staffing model? Is it acceptable to allocate staff that work on other portfolios?

- a. **Answer:** Currently the property is self-managed by the owner with one maintenance employee. Allocated staffing models are acceptable to BHA.

6. Does this property have a leasing office and maintenance shop?

- a. **Answer:** The property has a small space currently used as a maintenance shop. There is no onsite leasing office.

7. When is the estimated closing date?

- a. **Answer:** BHA anticipates closing the last week of August/first week of September 2026.

8. Is there any pending litigation?

- a. **Answer:** No, there is no pending litigation.

END OF ADDENDUM