



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of May 3, 2024

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Commissioner Randy Johnson called the meeting to order at 9 a.m.

Present: Randy Johnson, Bruce Emery, Nathan West, Colleen Robinson, Shawn Washburn, Caleb McMahon, Sharon Maggard, Greg McCarry, Sarah Martinez, Cheri Tinker, Rod Fleck, Glenn Ellis, Wendy Sisk, Leslie Bond.

Excused: Christy Smith, Colleen McAleer, Shawn McCourt, and Kathy Morgan.

Commissioners French and Commissioner Ozias were present.

Staff: County Administrator Todd Mielke, CFO Mark Lane, and Housing and Grant Resource Director Timothy Dalton

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Bruce Emery moved to approve the agenda, Nathan West Seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – April 5, 2024

ACTION TAKEN: Greg McCarry moved to approve the minutes as presented, Sharon Maggard seconded motion; motion passed unanimously.

PUBLIC COMMENT – no comments.

OLD BUSINESS

1. **Affordable Housing 1406/1590 Peninsula Behavioral Health** – Timothy Dalton stated contract for 5th & Fir is in legal and hoping to be brought to BOCC Work Session in a couple of weeks. Wendy Sisk provided updates on both the projects of both 5th & Fir and 2nd & Oak.
2. **Open Committee Positions** – Timothy Dalton reported that we currently have one open position with Mike Sivia resignation which notice for applications will be included when Loni sends out a notice of open committee position in July's Peninsula Daily News Committee opening. Timothy has talked to Kathy Morgan who will be leaving Olycap the end of June and is working Olympic Housing Land Trust as executive director and is still interested in being involved with the Housing Solutions Committee

NEW BUSINESS

1. **Affordable Housing 1406/1590 Request** – Staff received an application for the Affordable Sales and Use Tax Grant from Peninsula Housing Authority for Eklund at Gales in the amount of One Million Five Hundred Thousand Dollars Sarah Martinez outlined the history of the 5ac parcel. They are proposing 12 lots which will be mutual self-help build, with a singular lot on the corner which they are proposing a 24-unit multi-family apartment building with 22 one-bedroom and 2 two-bedroom units. Sarah stated they were finishing reviewing cost estimates and will be using a third-party cost estimator whom they used on their Mt. Angeles project which came in within 2% of Budget. Discussion revolved around transportation excess, project development and developer fees, land acquisition and

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interest charges, impact or migration fees, funding sources including options to lines of credit. Commissioner Johnson recommended to put off this motion until June, County Administrator Mielke felt that would allow time bring this back with a little clearer financial on both Peninsula Housing and the County with a cash flow model that can benefit this project overall.

REPORTS

1. Committee Updates –

- a. Habitat for Humanity** -Colleen Robinson reported that she is moving forward with they have received their permit their Veterans build in Port Angeles.

PUBLIC COMMENT –

- 1.** Kenneth Reandeau, Port Angeles, spoke on solar in reference to the 2nd and Oak project and his experience with solar power.

NEXT MEETING DATE

- Next meeting is scheduled for June 7, 2024, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:18 am