



AGENDA CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE

**223 East 4th Street, Room 160
Port Angeles, Washington
March 1, 2024 – 9 a.m.**

Housing Solutions Committee meetings will also be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 731 249 7453 and passcode: 08816

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/7312497453> and passcode: 08816

This meeting can be viewed on a live stream at this link:

<https://www.clallamcountywa.gov/669/Live-Archived-Meetings-Online>

Public comment and questions can be directed to the Housing Director at 360-417-2478 or timothy.dalton@clallamcountywa.gov

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. February 2, 2024

PUBLIC COMMENT – Please limit comments to three minutes

PRESENTATION – First Federal Community Foundation

OLD BUSINESS

1. 2024 Affordable and Supportive Grant Application
2. Affordable Housing Registry
3. Coordinating Low-Income Housing Plan Grant

NEW BUSINESS

1. GMA Comp Plan- Housing Needs Assessment

REPORTS

1. Legislative Update – Commissioner Ozais
2. Community Update

PUBLIC COMMENT – Please limit comments to three minutes

NEXT MEETING DATE – April 5, 2024 at 9 a.m.

ADJOURNMENT 10:00 AM

Housing Solutions Committee

Draft Minutes
February 2, 2024



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of February 2, 2024

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Chair Christy Smith called the meeting to order at 9:06 a.m.

Present were Christy Smith, Colleen Robinson, Caleb McMahon, Shawn Washburn, Randy Johnson, Greg McCarry, Rachel Anderson, Leslie Bond, Mike Sivia, Sharon Maggard, Cheri Tinker, Wendy Sisk, Rod Fleck, Nathan West, Bruce Emery, and Sarah Martinez.

Excused: Colleen McAleer, Shawn McCourt, Glenn Ellis, and Kathy Morgan were excused.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

Action Taken: Nathan West motion was made to remove the 2024 Housing workplan from Old Business and replace it with Housing Registry Update, Commissioner Johnson seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – January 5, 2023

Action Taken: Greg McCarry moved to approve the minutes as presented, Caleb McMahon seconded motion; motion passed unanimously.

PUBLIC COMMENT

- James Taylor, Port Angeles, commented on the Short-Term Rental and the amount of time this process with the city is taking away for Comp Plan work. He talked about the Port Angeles Association of Realtors meeting on February 1st.

PRESENTATION

OLD BUSINESS

1. 2024 Clallam County Affordable and Supportive Housing Grant Application

Timothy updated the committee on presented the application to the Commissioners and their request to add if a project is within the City of Port Angeles boundaries did the applicant apply for City of Port Angeles 1590 funding. Timothy will be working to get the application up on the website.

2. Affordable Housing Registry

Christy outlined the renaming of the former pipeline to the Affordable Housing Registry and discussion concerning keeping information up to date and relevant. Organizations currently on the registry updates status as to where the project are currently at,

- Colleen Robinson (HFH) outlined the Port Angeles Project on both 8th and C and Fairmont St.
- Cheri Tinker announced North Olympic Veterans Regional Housing Network has officially changed their Sarge's Veteran Support and Cheri discussed the Sequim project and talked briefly about the talked about and women's home.
- Wendy Sisk (PBH) updated the committee on the variety of projects she is currently working with the potential of increasing permanent supportive housing unit by roughly 40 units within the next couple years.

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4. Sarah Martinez (PHA) outline their Eklund Height project and have submitted 12 loan packages to USDA for Eklund Heights Self Help Build and Forks Oxbow.

Discussion came up concerning the issue while this is a list NGO housing projects; is there or can there be list of all housing projects while in the county. Members of the committee felt housing for all was important.

NEW BUSINESS

1. Coordinating Low Income Housing Plan

The Department of Commerce has created a Coordinating Low Income Housing Plan Grant which is designed to align 5yr Homeless Crisis response and Housing plan with the 2025 GMA Comp Plan. These grants are for \$25K for FY 2023/24 and \$25K for FY 2024/25. This would be in partnership with Serenity House. The first-round closes on February 16th but they will review them as come in after that until all funding is expended.

2. Legislative Update Commissioner Ozias

- a. **HB1890/SB5807** – Allowing joint Housing Authorities without County approval.

b. Tax Incentive Bills

- i. **SB6013** Expanding the homeownership development property tax exemption to include real property sold to low-income households for building residences using mutual self-help housing construction.
- ii. **SB6030** Amending the county population threshold for counties that may exempt from taxation the value of accessory dwelling units to incentivize rental to low-income households.
- iii. **SB6175** Concerning housing affordability tax incentives for existing structures.
- iv. **HB 2464** Concerning the development of new manufactured/mobile homes and new manufactured/mobile home communities.
- v. **SB 5875** - Balancing energy efficiency with consideration of other factors such as housing affordability, development costs, and feasibility in the state energy code for residential structures.
- vi. **HB2114** Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord resource center and associated services, authorizing tenant lease termination, creating parity between lease types, and providing for attorney general enforcement.
- vii. **HB 2276/SB 6191 Real Estate Excise Tax** - Nathan West spoke on this Bill and said the City of Port Angeles strongly supports this measure as the revenue generated will go to the Housing Trust Fund and everyone will benefit.
- viii. **For tracking Bills** Leg.wa.gov

COMMUNITY UPDATE

1. **Port Angeles Association of Realtors** – recreated their Government Affairs Committee with Jim Haguewood as Chair, received a grant for kickoff with a goal of being an asset during GMA Comp Plan.
2. **Habitat For Humanity** – received CHIP Grant in the amount of \$2 million for the Brownfield Rd. project.

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3. **City of Forks** – bids are out for sewer treatment plant and concerns with HB 1220 and split lots.
4. **City of Sequim** – finalizing the CJ Alliance for GMA planning; Developer Mtg 2/9/24; looking at planning for housing
5. **City of Port Angeles** – trying to get through the Short-Term Rental and coming together to find solutions, first reading on the ordinance will be Feb 20th.
6. **North Peninsula Builder Association** – BIAW is involved in litigation against both WUI and Natural gas, Expo at the Middle School Feb. 3rd, and 4th.

NEXT MEETING DATE

- Next meeting is scheduled for March 1, 2024, at 9 a.m.

ADJOURNMENT 9:57AM

DRAFT

	Project	# of Units	Type	Population Served	TDC	Current and/ or potential funding sources	Agency	Anticipated Time Frame
1	Minsky Place	6	Group Home	Veteran 30-80% AMI	\$550,000	Remodel	Sarge's Veteran Support	April 1, 2024
2	Oxbow Apartments, Forks	20	USDA Affordable Apartment	Under 80% of AMI		purchase and Rehabilitation of 10 units	PHA	Fall 2023
3	Eklund Heights Self-Help Phase 3	12	Homeownership	Under 80% of AMI	\$320,000	PHA, City of PA CDBG, SHOP	PHA to develop	2024 12 loan packages submitted
4	Brownfield Rd Sequim	50	Homeownership	Under 80% of AMI	\$4.24M	ARPA,	Habitat for Humanity	Site plan under development
5	Eklund Heights Phase 4	25	Multifamily rental	1 bedroom units under 80% of AMI with set asides for Seniors/Vets/Singles	\$5M	HTF	PHA	2023-2024, considering modular construction, in pre-development phase
6	2nd and Oak	24-30	Multifamily rental	Individuals and Veterans engaged in behavioral health treatment with priority given to homeless, primarily 1 bedroom	\$6M	Will apply for Apple Health and Homes funding in 2024.	Peninsula Behavioral Health with consultation support from Peninsula Housing Authority	Phase 1 ESA; Lot combination; Architectural design; tear down/removal of existing buildings. Construction 2025 or 2026 depending on Commerce funding
7	5th & Fir Sequim	5	Group Home	Individuals and Veterans engaged in behavioral health treatment	200k		Peninsula Behavioral Health	Rehabilitation of former office back to group home
8	123 9th St Port Angeles	2	Group Home	Individuals and Veterans engaged in behavioral health treatment			Peninsula Behavioral Health	Rehabilitation of former office back to group home

	Project	# of Units	Type	Population Served	TDC	Current and/ or potential funding sources	Agency	Anticipated Time Frame
9	Mt. Angeles View Senior Housing	33	Multifamily rental	Seniors	\$9M	Waiting for HUD 202 NOFA, which includes project based rental assistance	PHA	2025
0	Mt. Angeles View Family Phase II	60	Multifamily rental	below of AMI Variety of 1, 2, 3 bed with set asides for Disabled/Vets/Homeless/	\$20M	Will apply for LIHTC (combination of 4% and 9%)	PHA	2025-2026
1	Mt. Angeles View Self-Help	17	Homeownership	Under 80% of AMI	\$100,000		PHA to develop	2025-2026
2	Mt. Angeles View Family Phase III	59	Multifamily rental	Serving 60% or below of AMI Variety of 1, 2, 3 bed with set asides for Disabled/Vets/Homeless/	\$20M	Will apply for LIHTC (combination of 4% and 9%)	PHA	2026-2027
3	Owen Crossing Self Help	24	Homeownership	Under 80% of AMI	\$750,000		PHA to develop	2026-2027
4	Miller Rd. Sequim	40	Homeownership	Under 80% of AMI	\$3.2M		Habitat for Humanity	Future Project
5	Fairmont & Hazel Port Angeles	4	Homeownership	Veteran 30-80% AMI	\$500,000	Ben Phillips Grant \$25K	Habitat for Humanity	2023 Sewer/Storm water pipe replacement
6	8th St. Bridge PA	2	Homeownership	Veteran 30-80% AMI	\$550,000		Habitat for Humanity	Future Project