



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of March 1, 2024

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Vice Chair Colleen McAleer called the meeting to order at 9 a.m.

Present were Collen McAleer, Colleen Robinson, Caleb McMahon, Sharon Maggard, Shawn Washburn, Sarah Martinez, Rod Fleck, Randy Johnson, Nathan West, Bruce Emery, Mike Sivia.

Excused: Christy Smith, Greg McCarry, Shawn McCourt, Glenn Ellis, Wendy Sisk, Kathy Morgan, Leslie Bond, and Cheri Tinker were excused.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Staff requested to remove presentation due to the director didn't realize she had a preexisting dental appointment. Commissioner Johnson moved to approve the agenda, Sharon Maggard Seconded, motion passed.

PUBLIC COMMENT – no first public comment

APPROVAL OF MINUTES

- Minutes – February 2, 2024

ACTION TAKEN Nathan West moved to approve the minutes, Mike Sivia seconded motion; motion passed unanimously.

OLD BUSINESS

1. 2024 Affordable and Supportive Grant Application

- It was announced that the application was posted on the county website on the HSC page. Staff also thanked Wendy Sisk for assisting in converting the Word document to a fill and savable pdf. Colleen asked if anyone had any questions, hearing no questions moved on.

2. Affordable Housing Registry

- Staff shared the current state registry. Commissioner Ozias talked about recent meetings with other counties and hearing how things they were working on the same type of registry and while it may feel like we wish we were further down the road; we are moving in the right direction. Timothy outlined a dashboard Kitsap Affordable Housing Group is working on which is being led by Bremerton Housing which has its own webpage with a variety of projects put together by BHA Communication departments. Timothy spoke with Delaney Watkins, Grad student, people could add their own projects to the dash, and how they were tracking projects. These projects even had the logo of the organization. Commissioner Ozias talked about how other communities are working to stream various funding types to the projects like what we are trying to do. Colleen McAleer has about several timelines including Ox Bow, Sarah Martinez with PHA provided several updates:
 - Ox Bow Apartment in Forks, they were waiting to hear on Commerce Continuing Affordable Housing Grant for the project and if they do receive it could since take 6-12 month for USDA to transfer ownership as it is a very long and slow process. There was also discussion concerning Ox Bow being preserved or new housing, Timothy felt this did fall into a new category with the fact that it is looking to go into an open market if PHA does not acquire. Sarah talked about the issue of the project that was built in 1988 and carried a Restrictive Use Covenant which has expired and now opens it up to market rate, the discussion was held concerning preservation versus new units and how it should be classified.
 - Eklund Heights 4 is changing its name Eklund at Gales, this is to eliminate any confusion, this is the 24-unit multi-family development Sarah discussed this a project will take

HOUSING SOLUTIONS COMMITTEE

MINUTES of March 1, 2024

Page 2

multiple funding sources. Sarah asked about bonding with challenges getting projects going in a timely fashion and the competitiveness of HTF. Commissioner Johnson outlined several areas with bonding and timeframe.

3. Coordinating Low-Income Housing Plan Grant

- Timothy and Sharon Maggard discussed the Coordinating Low-Income Housing Plan Grant and moving the Grant Application to HHS and the Homelessness Task force as they are the ones who will be revised the 5-year Homelessness Crisis Response and Housing Plan.

NEW BUSINESS

1. Growth Management Act – Comprehensive Plan: Bruce outlined DCD was finishing up the contract with the consultants. GMA requires not only growth allocations, but also employment allocations between the cities and the UGA's. It's new territory in terms of what the law requires. Over the past 10 years the growth has been 2-1 in the county over the cities. Housing needs bracket will be needed for all. There was discussion concerning Port Angeles Housing incentives and how they are playing in creating housing.

REPORTS

1. Legislative Update:

- Budgets – House and Senate capital budgets have new dollars for HTF with the House having more with \$50-100 million more in funding. The talk is about allowing previous unspent dollars to be allocated for a new project. Both house and senate looking increase for recording
- Today is final day for Bills to move forward.
 - HB 1892 workforce housing accelerator for low interest loans non-profit housing needs a floor vote.
 - SB 6059 notification requirement Mobile Homes Park resident to purchase, passes both chambers.
 - HB 2012 property tax exemptions for housing authority needs to be scheduled for floor vote.
 - SB 6173 use 1590 for income for owner occupancy up to 80%
 - SB 6140 Concerning Economic development in Lamird
 - SB 6290 Building Council
 - HB 1987 – Clarifies Opportunity Tax for Land Bank and NGO Workforce Housing
 - HB 2114 Rent Control appears stalled.
 - SB 6120 - WUI map revision that is it not likely to move forward.
 - SB 5334 – Short Term Rental looks to be failing to get out of committee.
- 2. **Minsky Place**, Jennifer with Sarge's Veterans Service reported they are getting close with the contractor installing appliances. They are working on a date for an open house but need to be careful with it located in a cul-d-sac.

PUBLIC COMMENT –

1. Ethan Walker, City of Port Angeles – want to clarify about it could be 4 units per lot, with it could consist of two duplexes in addition to a four plex.
2. James Taylor, Port Angeles, said he is looking for volunteer opportunities.

NEXT MEETING DATE

- Next meeting is scheduled for April 5, 2024, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:06 a.m.