



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, 2024

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,

1. Colleen Robinson (HFH) outlined the Port Angeles Project on both 8th and C and Fairmont St.
2. 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.

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3. 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.
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

[https://clallamcountywa-my.sharepoint.com/personal/timothy_dalton_clallamcountywa_gov/Documents/Documents/Housing Solutions Committee/Minutes/2023/02-02-23 Housing Solutions Committee Minutes.docx](https://clallamcountywa-my.sharepoint.com/personal/timothy_dalton_clallamcountywa_gov/Documents/Documents/Housing%20Solutions%20Committee/Minutes/2023/02-02-23%20Housing%20Solutions%20Committee%20Minutes.docx)

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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.
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