



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of September 6, 2024

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Vice Chair Colleen McAleer called the meeting to order at 9:04 a.m.

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

Absent: Christy Smith, Bruce Emery, Greg McCarry and Shawn McCourt.

Commissioner French and Ozias were present.

Staff: Timothy Dalton

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- Minutes – August 2, 2024

ACTION TAKEN: Caleb McMahon moved to approve the minutes as presented, Sharon Maggard seconded motion; motion passed with Wendy Sisk abstaining.

PUBLIC COMMENT –

1. **James Taylor**, Port Angeles, spoke against North View Apartments talking about the of taxpayer dollars and the per unit cost of the project and the clientele who will be living, believing if you are going to house people who can't house themselves you don't owe them a \$350k apartment.
2. **Kenneth Reandeau**, Port Angeles spoke in favor of North View Apartments in the 2nd and Oak neighborhood, saying the neighborhood has typically had apartments and adding density in a good thing within this area is good and the use of solar power this project adds to sustainability.

OLD BUSINESS

1. **Bylaws** – Staff presented a draft copy of the revisions to the Bylaws as review by Colleen McAleer and Rod Fleck, committee held discussion concerning the recommendation especially the Alternates. Cheri Tinker made note that her organization should be Support and not Network.
 - a. Correct the name of North Olympic Regional Veteran's Housing Network to Sarge's Veteran Support.
 - b. Add a representative from Olympic Housing Trust
 - c. Remove the 3-year terms from the North Peninsula Builders Association, Sequim Realtors association, Port Angeles Association of Realtors and the At-Large position.
 - d. Add an option for the members interested to add an alternate with voting rights.

ACTION TAKEN: Wendy Sisk moved to approve the recommendation and forward them to the BOCC for approval, Caleb McMahon seconded, motion passed unanimously.

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NEW BUSINESS

1. **At-Large Position** – Staff brought forward that the committee had received 4 applicants for the position. I was suggested a small committee to review the applications and interview the applicants and bring back one or two for the approval of the full committee. The following people volunteered to be on the committee and bring a recommendation at the next meeting:
 - a. Nathan West
 - b. Wendy Sisk
 - c. Sharon Maggard
2. **Middle Housing Colorado Legislation** – Staff presented legislation Colorado had passed to support Middle income 80-120% of AMI, it was discussed without a state income something like this would not work within Washington, but the point is we need to be looking at any and all avenues to increase housing for all in Callam County. Commissioner French asks about selling ADU as condos, Colleen McAleer said it was happening in Seattle, but Commissioner Johnson said as it happens it drives the prices up.

REPORTS

1. **Manufactured Homes Park** – Commissioner Ozias discussed overview of some discussions concerning the options as of manufactured home parks as workforce housing and public/private partnership with options a as possibility of land trust.
2. **Homelessness Taskforce Committee** – Sharon Maggard provide update on the RQP for a consultant to help with the planning process. They had one bids from KnoxWorks and had an interview and will be bringing it to the BOCC later in the month.
3. **Gingers Closet** – Commissioner French reported that he and Timothy had met with the executive director concerning a church and had been gifted and exploring options for an emergency shelter for Forks.

PUBLIC COMMENT

1. Danny Steiger – Danny spoke about the affordable housing challenge of financing on doing a four plex and lenders only wanting to lend on one unit at time, and we need some sort of bridge funding. He also spoke on the cost of building park models is also pricey.

NEXT MEETING DATE

- Next meeting is scheduled for October 4, 2024, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:12 am