



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of October 4, 2024

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Chair Christy Smith 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, Christy Smith, Bruce Emery, Greg McCarry and Wendy Sisk.

Absent: 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: Commissioner Johnson moved to approve the agenda, Nathan West seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – August 2, 2024

ACTION TAKEN: Wendy Sisk moved to approve the minutes with the correction of Rod Flecks name, Shawn Washburn seconded motion; motion passed with Bruce Emery abstained he was absence.

PUBLIC COMMENT –

1. **James Taylor**, Port Angeles, stated he may have been a little harsh with comments made during the September Housing Solution Committee but is glad the committee is here, he was concerned with the price of the North View Apartment not the fact it was being built. He has concerned that the house moved was sitting is red tagged. He spoke about the private sector being involved in the group and how to work with them for infill housing.

OLD BUSINESS

1. **At-Large Position** – Nathan reported the subcommittee of had interviewed the candidates and was really encouraged by the number of applications for this position. Nathan stated the one factor that main recommending Steve Workman for the At-large position on the Housing Solutions Committee. Stephen Workman has a degree in both Architecture and Construction Management from the University of Washington and over 20 years in the building and remodel experience.

Action Taken – Christy called for a motion to approve Stephen Workman for the At-Large position, Wendy Sisk move3d to approve, Nathan West seconded, motion passed unanimously.

2. **Homelessness 5yr-plan** – Staff provided update concerning the Commerce Homelessness Taskforce 5 yrs plan, which will also align with the GMA Comp Plan process, consultant has been identified who is Paul Knox of KnoxWorks, who was the consultant for HSC and the process is moving forward.

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NEW BUSINESS

1. 1406/1590 Projects Updates

- a. **Peninsula Behavior Health (PBH) 5th and Fir Group Home** – this project is a 1406 project due to the nature of it being a rehabilitation of an existing home which was house, then turned into office space and is now being put back housing. Wendy Sisk CEO for PBH reported the project is on budget and an Open House/ribbon cutting is set for October 16th at 4pm. Three off five residents have been identified.
- b. **Peninsula Behavior Health (PBH) North View Apartments (2nd and Oak)** Wendy outlined the project and stated about Mr. Taylor comments; yes, it is expensive, but it is what it cost to meet the state's requirements when building affordable housing. PBH has submitted for permits and are working their way through the system. One of the houses has been removed; and they are filling in the in the old foundation to remove the main house on the corner. Bids packet and notification to bid have been sent out and PBH is receiving calling concerning the project. Bid opening is scheduled for Wednesday, November 13th and Tim has been invited to assist in the process. PBH has applied for Apple Health and Homes for \$5 million and \$1.9 million in HTF funding.
Shannen Cartmel, Deputy Director of City of Port Angeles Community Development provided update on the relocation of the two houses on 2nd Ave. to 3rd Ave. the first house is waiting on wastewater modeling and then will be able to set the foundation. The individual will be receiving some funding to assist with the relocation.
- c. **Peninsula Housing Authority - Eklund at Gales (7th and Gales)** Sarah Martinez reported they received third party cost analysis on Sept. 3rd and initial estimated of about \$6.3 million came back considerably higher at \$9.1 million with a majority in mechanical (i.e. electrical, HVAC and plumbing) and the Washington energy codes. They submitted to HTF for funding and will wait to see how the 2024 cycle goes. They are also AHP loans and request \$1.9 million and will explore long term debt.

2. **Harvard Joint Center for Housing** – Commissioner Johnson presented Harvard's Joint Center for Housing 2024 Affordable Housing Study for housing cost strain both homeownership and rental units.

REPORTS

1. **Clallam County DCD** – Bruce mention losing Chief Deputy Director due to the lack of affordable Housing, employee moved to Kentucky due to the difference in affordable living.
2. **Clallam EDC** – Colleen McAleer reported the Opportunity Fund Board planning a planning a meeting for application. They are thinking they will have 5 applications.
3. **Sarge's Veteran Support** – Cheri Tinker reported the OPHCC community meeting concerning creating a workforce apartment.
4. **Peninsula Housing Authority** – has an opening for Director of Finance
5. **Habitat for Humanity** – October 7th is World Habitat Day
6. **Serenity House Fall Funder** – Friday, October 25th 5-7pm

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PUBLIC COMMENT

1. Danny Steiger, Port Angeles – Danny spoke about the affordable housing challenge of financing we really need to be courageous and creative in our efforts to build housing.

NEXT MEETING DATE

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

ADJOURNMENT

- The meeting concluded at 10:05 am