



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of November 1, 2024

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Chair Christy Smith called the meeting to order at 9:04 a.m.

Present: Christy Smith, Colleen McAleer, Commissioner Randy Johnson, Colleen Robinson, Sharon Maggard, Cheri Tinker, Sarah Martinez, Nathan West, Glenn Ellis, Shawn Washburn, Bruce Emery, Viola Ware, Steve Workman and Shawn McCourt.

Absent: Greg McCarry, Caleb McMahon, Lelsie Bond, Rod Fleck and Wendy Sisk.

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: Christy Smith asked for motion to move public comment up before Bruce Emery's presentation, Bruce Emery moved to approve the agenda with the change, Commissioner Johnson seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – October 4, 2024

ACTION TAKEN: Nathan West moved to approve the minutes, Sharon Maggard seconded motion; motion passed with Bruce Emery abstained he was absence.

PUBLIC COMMENT –

1. **Nancy Stephanz**, Port Angeles, talked about the idea of sending out a survey concerning affordable housing and seeing what people are willing to do the help, like creating a housing trust for Clallam County.
2. **Danny Steiger**, Port Angeles, commented on Habitat for Humanity closing on the Carlsborg property at 303 Mills Rd.
3. **James Taylor**, Port Angeles, asked about the 2025 State legislative session wondering what the county is doing to align the energy requirements to make building more affordable.
4. **Melinda Szatlocky**, Port Angeles, talked about the continuum of housing and the five homes in Port Angeles through Homeward bound.

PRESENTATION – Bruce Emery, Department of Community Development (DCD) provided an update on the 2025 Growth Management Act outlining the housing and climate resiliency requirements. Bruce also introduced Tim Havel the new Chief Deputy for the DCD.

OLD BUSINESS

1. **Bylaws** – Timothy outlined the BOCC Work Session with Administrator Mickle and Commissioners thought that the At-Large position remain as a three-year term. This year we received six applicants for the position, the current individual will be able to reapply with no limit on the number of time they can apply.

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Action Taken – Nathan West moved to approve the Bylaw changes, Shawn Washburn seconded, motion passed unanimously.

NEW BUSINESS

1. **Housing Registry** – Committee reviewed the registry and made the following changes
 - a. The removal of Peninsula Behavioral Health 123 E 9th and 5 & Fir.
 - b. The addition of Habitat for Humanity Carlsborg Mills Rd property, single family home by the Veteran fourplex and removed the Miller Rd property in Sequim.
 - c. The addition of Serenity House Sunbelt 16-unit apartment looking to tear down and build two 16-unit apartment
2. **2025 Legislative Agenda** – Committee discussed a number of potential 2025 Legislative items between Association of Washington Cities and Washington State Association of Counties
 - a. Energy Codes – potential of rolling back or incentives to assist in building affordable housing – look at cost/benefit analysis.
 - b. Rent Stabilization especially with Mobile Home Park
 - c. Landlord Damage Restoration – current only allowing for Domestic Violence need for allowable restoration to current stock
 - d. Landlord/Tenant Laws – ability to evict back actors, Washington only allowing for failure for pay rent.
 - e. REET increase to support land trust create to prior to 1992, look at potential to create new land trust
3. **2025 Housing Trust Funds Strategic Planning**
 - a. Potential projects for HTF and CHIP funding

REPORTS

1. **Serenity Housing** – Consolidate Homelessness Report is up on their website
2. **Port Angeles Association of Realtor** – Shawn Washburn will be reporting at future meeting update statistic on market rate housing

PUBLIC COMMENT

1. **Nancy Stephanz** – City/County acquisition of vacant property and a policy of In-rem which allows a jurisdiction which allows courts to make decisions over property which has been used to Baltimore.

NEXT MEETING DATE

- Next meeting is scheduled for December 6, 2024, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:11 am