



**AGENDA
CLALLAM COUNTY
HOUSING SOLUTIONS
COMMITTEE**

**223 East 4th Street, Room 160
Port Angeles, Washington
March 7, 2025 – 9 a.m.**

Housing Solutions Committee meetings will also be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 731 249 7453 and passcode: 08816

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/7312497453> and passcode: 08816

This meeting can be viewed on a live stream at this link:

<https://www.clallamcountywa.gov/669/Live-Archived-Meetings-Online>

Public comment and questions can be directed to the Housing Director at 360-417-2478 or timothy.dalton@clallamcountywa.gov

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. February 7, 2025

PUBLIC COMMENT – This comment is for Agenda Items Please limit comments to three minutes

PRESENTATIONS

OLD BUSINESS

1. Housing Registry

NEW BUSINESS

1. Workforce Housing Forum

REPORTS

1. 2025 Legislative Report

2. Community Update

PUBLIC COMMENT – This comment period is for Open Housing Items, Please limit comments to three minutes

NEXT MEETING DATE – April 4, 2025 at 9 a.m.

ADJOURNMENT 10:00 AM

Housing Solutions Committee
Draft Minutes
02/07/2025



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of February 7, 2025

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Chair Christy Smith called the meeting to order at 9:00 a.m.

Present: Christy Smith Colleen McAleer, Commissioner Randy Johnson, Colleen Robinson, Sharon Maggard, Cheri Tinker, Sarah Martinez, Nathan West, Shawn Washburn, Bruce Emery, Steve Workman, Greg McCarry, Caleb McMahon, Leslie Bond, Rod Fleck and Wendy Sisk.

Absent: Rod Fleck, Cheri Tinker, Leslie Bond, Shawn McCourt and Viola Ware.

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: Bruce Emery moved to approve the agenda with an addition of a presentation from the City of Port Angeles, Randy Johnson seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – December 6, 2024

ACTION TAKEN: Nathan West moved to approve the minutes, Sharon Maggard seconded motion; motion passed unanimously.

PUBLIC COMMENT –

1. **Nancy Stephanz**, Port Angeles, commented on Homeless Connect Plus and Home Sharing as two necessary programs we need in Clallam County.
2. **James Taylor**, Port Angeles, talked about legislative issues and asked if anyone would like to come and speak at the Port Angeles Business Association about this legislative session.

PRESENTATION – Jalyn Boado, City of Port Angeles Housing Coordinator discussed the city's achievements in 2024 and plans for 2025. These ranged from Comprehensive Plan for Housing to development options for 10th and C for Multifamily Affordable Housing

OLD BUSINESS

- **2024 Affordable Housing Project –**
- **Peninsula Behavioral Health** - North View Apartments received a little over \$6 million dollars from WA Commerce which funded the balance of their project at 2nd & Oak, and they have broken ground, but the project is on hold now for the ground to pack for the foundation. Wendy Sisk commented, the only funding we know for sure which could be that was impacted by the federal freeze of grants and loans was a funding source of a \$250,000 commitment from the Olympic community of Health. They unfroze that portal, they push out half that that money to us. So, we have \$125k that's at risk. But those are the only dollars at this point that are at risk, as it relates to some of the executive orders that come out of the Federal Government

HOUSING SOLUTIONS COMMITTEE

MINUTES of February 7, 2025

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- **Peninsula Housing Authority** – Eklund at Gales Apartments received \$3 million from WA Dept. of Commerce, but they only received \$25 thousand of the \$1.5 million in Opportunity Funds they applied for. They will be applying to FHLB Affordable Housing Program in April, but those awards are not announced until December of 2025, looking to hopefully start moving dirt in March of 2026. Sarah Martinez also reports the communication with USDA on the Gales Edition Self-Help build is irregular and inconsistent, but they have an earmark for the 523 technical assistance grants but have not heard anything on the 502 direct loans for families.

NEW BUSINESS

1. **2025 Legislative Session** – Commissioner Ozias provides an update on the current legislative session and said Washington State Association of Counties has started doing a podcast which can be found at www.wsac.org. These podcasts cover transportation, public health, and Housing. He did cover some bills like
 - a. HB 1183 for building codes for setbacks and height requirements
 - b. HB 1438 permitting process
 - c. SB 5612 creates categorical exemptions for Multi housing developments
 - d. HB 1443 Mobile dwelling per residential lots
 - e. HB 1217 Rent Stabilization is moving through both branches and could pass this year

REPORTS

PUBLIC COMMENT

1. **Danny Steiger** – Port Angeles, Danny commented on the cost of building to 60-80% of AMI and the fact that we simply can't build the cheap. The cost of materials OSB jumped 20% just with the talk of tariffs that is \$800-1,000 on the average home. On the topic of prepackage plan, some of these plans have cathedral ceiling and other elements do not make these affordable.

NEXT MEETING DATE

- Next meeting is scheduled for March 7, 2025, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:09 am

Housing Solutions Committee

Housing Registry

Project	# of Units	Type	Population Served	Description of Project	Agency	Date Added Anticipated Start Date	Projected Completion Date	Type of Housing
Fairmont & Hazel Port Angeles	4	Home Ownership	Veteran 60-80% AMI	New Construction MFH	Habitat for Humanity	Building	Aug-25	New
Northview Apartments Port	36	Multifamily rental	60% of AMI and Below	New Construction MFH	Peninsula Behavioral Health	Building	spring of 2026	New
Lyon's Crossing	45	Home Ownership	80% (80% of AMI and below) 20% (80-120% of AMI)	New Construction SFR	Habitat for Humanity	Permitting		New
Eklund at Gales	24	Multifamily rental	60% of AMI and Below	New Construction MFH	Peninsula Housing Authority	Waiting Funding		New
Eklund Heights Self-Help Build, Port Angeles	12	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	Waiting Funding		New
Brownfield Rd Sequim	50	Home Ownership	Under 80% of AMI	New Construction MFH	Habitat for Humanity	Permitting		New
Oxbow Apartment Forks	20	Multifamily rental	Under 80% of AMI	Acquisition	Peninsula Housing Authority	Waiting on USDA		
Shane Place Self Help Port Angeles	12	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	Oct-25		New
Mt. Angeles View Senior Housing Port Angeles	33	Multifamily rental	Seniors	New Construction MFH	Peninsula Housing Authority	2025		New
Mt. Angeles View Family Phase II Port Angeles	60	Multifamily rental	Serving 60% or below of AMI Disabled/Vets/Homeless/Seniors	New Construction MFH	Peninsula Housing Authority	2025-2026		New
Mt. Angeles View Self-Help Port Angeles	17	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	2025-2026		New
Mt. Angeles View Family Phase III Port Angeles	59	Multifamily rental	Serving 60% or below of AMI Disabled/Vets/Homeless/Seniors	New Construction MFH	Peninsula Housing Authority	2026-2027		New
Owen Crossing Self Help Port Angeles	24	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	2026-2027		New
Sunbelt Apartment Sequim	16	Multifamily rental	Under 80% of AMI	New Construction MFH	Serenity House	2026-2027		New
8th St. & C, Port Angeles	2	Home Ownership	Veteran 30-80% AMI	New Construction MFH	Habitat for Humanity	Future Project		New