



## **CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of April 4, 2025**

### **MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)**

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

Present: Christy Smith, Commissioner Randy Johnson, Colleen McAleer, Bruce Emery, Caleb McMahon, Wendy Sisk, Sharon Maggard, Shawn Washburn, Steve Workman, Greg McCarry, Rod Fleck, Jalyn Boado (who is now alternate for Nathan West).

Absent: Colleen Robinson, Sarah Martinez, Nathan West, Leslie Bond, Viola Ware, Cheri Tinker and Shawn McCourt

Commissioner Ozias was present.

Clallam County 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, Sharon Maggard seconded, motion passed unanimously.

### **APPROVAL OF MINUTES**

- Minutes – March 7, 2024

**ACTION TAKEN:** Sharon Maggard moved to approve the minutes, Greg McCarry seconded, motion passed  
Bruce Emery Abstained.

### **PUBLIC COMMENT ON AGENDA ITEMS – No Comments**

### **PRESENTATION – No Presentation**

### **OLD BUSINESS**

1. **Workforce Housing Summit** – Timothy presented more information about the Clallam County Attainable Workforce Housing Summit scheduled for May 8<sup>th</sup> at the Vern Burton Center.

### **NEW BUSINESS**

1. **Land Bank Opportunity** – Timothy discussed the ability of 1590 Affordable Housing Sales and Use Tax funding as a source of potentially acquiring land for future development projects of 60% of AMI and below. There have been several potential properties that could be acquired for future development opportunities, discussions ranged from prevailing wages to the potential for cottage village type developments which could be done offsite and just pay prevailing wages for placement.

### **REPORTS**

1. **2025 Legislative Session** – Commissioner Ozias provided some an update on the current legislative session.
  - a. HB 1791 would harmonize REET 1 and 2 and would allow for operations and maintenance for affordable housing.

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- b. HB 2027 increase REET for properties over \$3 million with the increase going to affordable housing through Housing Trust Fund, it does not appear this will be moving forward.
- c. SB 5471 and HB 1840, commonly called Middle Housing Bill seems to have some traction and would authorize middle housing in unincorporated growth areas.
- d. HB 1763 and SB 5576 Short term rental bills would allow local communities to increase tax to utilize for operations of affordable housing, bills appear to be moving forward.
- e. SB 5729 streaming of permitting does not appear to be moving forward.
- f. HB 1217 Rent Stabilization appears to be moving forward is currently in the senate and we are following closely.
- g. HB 1443 the RV Bill is not moving forward.
- h. Capital budget from both House and Senate appear to have quite a bit of funding for both housing and infrastructure

#### 1. Community Updates

- a. Wendy Sisk reported Peninsula Behavioral Health should have a fully executed contract with HTF by April 18<sup>th</sup>. She has some concerns with Apple Health and Home with the Medicaid dollars and the federal government pulling those funds back. They have completed the plumbing design and by May they should be in full construction mode.
- b. Timothy Dalton reported on Commerce's annual report for 1406 allocations.
- c. Commissioner Ozias reported on a Washington State Association of Counties meeting with the new Director of Commerce Joe Ngyen, he thought it would be good for the Clallam EDC to see if we could get him to come out here.
- d. Colleen McAleer shared about the Composite Recycling Technology Centers program to work with a firm out of Seattle to design ADUS using CLT.

#### PUBLIC COMMENT

- 1. **James Taylor** – Port Angeles city comprehensive plan forcing the minimize footprint growth within City and UGA. Property on 3<sup>rd</sup> between Oak and Cherry with 8 houses and a large collection of pallets.
- 2. **Danny Steiger** – Port Angeles, Danny commented tariff little bit of good news lumber didn't get hit but a lot of other things did, and there is projection that tariffs will add about \$9k to the price of a house. Danny talked about the price of housing for those under 70% of AMI and between the cost and income necessary to attain housing in that level.
- 3. **Nancy Stephanz** – **Port Angeles** – talked legislative for converting commercial building into affordable housing.

#### NEXT MEETING DATE

- Next meeting is scheduled for May 2, 2025, at 9 a.m.

#### ADJOURNMENT

- The meeting concluded at 10:02 am