



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of May 2, 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, Sharon Maggard, Sarah Martinez, Nathan West, Shawn Washburn, Steve Workman, Greg McCarry, Leslie Bond, Rod Fleck, Cheri Tinker, Leslie Bond, and Viola Ware.

Absent: Colleen Robinson, Cheri Tinker and Shawn McCourt

Commissioner French and Commissioner Ozias were 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, Colleen McAleer seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – April 4, 2024

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

PUBLIC COMMENT ON AGENDA ITEMS – No Comments

PRESENTATION – Anne Fritzel, Housing Section Manager, WA Dept. of Commerce Growth Management made a presentation concerning Middle Housing and Infill talking about the need of housing Washington is looking at over the next 20 years. She presented ADU as condominiums and simple fee for duplex style housing.

OLD BUSINESS

1. **Workforce Housing Summit** – Timothy talked about the May 8th Clallam County Attainable Housing Summit to look for creative ideas for workforce housing. The whole county is currently working on Comp Plans and now is the time to start looking for solutions to our 80-120% AMI housing problem.

NEW BUSINESS

1. No New Business

REPORTS

1. **2025 Legislative Session** – Commissioner Ozias provided legislative updates including the capital budget which includes 600 million for affordable housing construction for the next biennium.
 - a. HB 1217 Rent Stabilization passes this year 7% plus inflation or 10% whichever is less and a 5 % cap on Mobile Home Parks.

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2. Community Updates

- a. **Peninsula Behavioral Health** – Wendy Sisk reported they had a fully executable contract with Housing Trust Fund for Northview Apartments. Their plumbing design took a little longer than expected but it is all approved thanks to the City of Port Angeles and should be seeing walls going up in June.
- b. **Clallam County Homelessness Task Force** – Jenny Oppelt shared the 2025-2030 Five-year Homeless Housing Plan will be presented to the HTF Committee on May 6th and will move from there to the BOCC later in May or early June.
- c. **Clallam EDC** – Colleen McAleer shared that on Wednesday June 4th at the Peninsula College Little Theater from 1-4pm Clallam County EDC, Jefferson County Team EDC and Peninsula College they will host a forum on “Beyond Recompete”.

PUBLIC COMMENT

1. **James Taylor** – Port Angeles, talked about the City Utilities fees for vacant property. He talked about protecting landlords from bad renters. He questioned a large percentage of vacant housing.
2. **Nancy Stephanz** – Port Angeles talked about an upcoming meeting on Home-sharing on June 3rd from 6-7pm and the Port Angeles Public Library’s Carver Room.

NEXT MEETING DATE

- Next meeting is scheduled for June 6, 2025, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:02 am