



AGENDA CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE

**223 East 4th Street, Room 160
Port Angeles, Washington
August 1, 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: 813 8702 3267 Passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://us06web.zoom.us/j/81387023267> and passcode: 12345

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. June 6, 2025

PUBLIC COMMENT – This comment period is for Agenda Items only, please limit comments to three minutes

PRESENTATIONS Nancy Stephanz, Home-Sharing

OLD BUSINESS

1. Clallam County Attainable Workforce Housing Summit
2. Tribal Representative

NEW BUSINESS

1. Housing Registry 3rd Quarter
2. 2025 Commerce Housing Grant

REPORTS

1. Community Update

PUBLIC COMMENT – This comment period is for open housing items, please limit comments to three minutes

NEXT MEETING DATE – September 5, 2025, at 9 a.m.

ADJOURNMENT 10:00 AM



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Housing Solutions Committee

Draft Minutes

June 6, 2025



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of June 6, 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 Mark Ozias (present for Commission Johnson), Colleen Robinson, Sarah Martinez, Nathan West, Caleb McMahon, Shawn Washburn, Steve Workman, Greg McCarry, Rod Fleck, and Wendy Sisk.

Absent: Commissioner Johnson, Colleen McAleer, Sharon Maggard, Cheri Tinker, Leslie Bond, Kathy Morgan, Viola Ware, and Shawn McCourt

Commissioner French was present.

Clallam County Staff: Timothy Dalton,

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

APPROVAL OF AGENDA

ACTION TAKEN: Nathan West moved to approve the agenda, Nathan West 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

OLD BUSINESS

1. **Workforce Housing Summit** – Timothy thanked everyone present who helped with the May 8th Clallam County Attainable Housing Summit he said this was a great start, but a lot of work still needs to be done. Anne Fritzel with Commerce thought it was a great summit and is telling people like Grays Harbor who are planning on doing a similar event to contact us. Christy liked the public comments from a diverse group. At this, the Workforce Housing subcommittee will start working on creating strategies to assist with attainable housing.

NEW BUSINESS

1. **July HSC Meeting** – Discussion was held concerning July's meeting being on Friday the 4th of July and whether to move to a different day or cancelling the July meeting.
Action Taken - Bruce Emery made a motion to cancel the July Meeting, Wendy Sisk seconded, and the motion passed unanimously.
2. **Tribal Housing Representative** – Glenn Ellis is no longer on Makah Tribal Council creating an opening for a tribal representative, both Timothy and Glenn have had conversation with Jennifer Hutto, executive director of the Lower Elwha Housing Authority concerning the position. In addition, Christy Smith brought up Loni

REPORTS

HOUSING SOLUTIONS COMMITTEE
MINUTES of June 6, 2025
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2. Community Updates

- a. **Peninsula Behavioral Health** – Wendy Sisk shared walls have started being raised at Northview Apartments. She is expecting grand opening in the second quarter of 2026
- b. **Clallam County Department of Community Development** – Bruce Emery shared update on the Comp Plan and will be hosting public meetings in July/August. He shared that there will be a joint work session between the Planning Commission and the BOCC on July 16th to discuss the 2025 Comp Plan.
- c. **City of Port Angeles** – Nathan stated that the city had put in a formal offer on the Lincoln School which they feel could 220 unit and feel that the offer is good. Nathan also talked about an RFP city pump house located on Water Street that. They will have a public open house for the city's Comp Plan which will be held on June 12th from 5-7:30pm at the Red Lion
- d. **Habitat for Humanity** – Colleen reported that they finally had Hearing Examiner meeting in Sequim and should be hearing back shortly and the next step would be to submit building plans, Colleen they still have a \$2million dollar CHIP grant and an \$800 thousand allocation from Rep. Kilmer office. Colleen said the veterans build in Port Angeles; they have 2 families selected for 2 units and another four families have applied for the other 2 units. Lyon's Landing is waiting for engineering drawings to be put out to bid.
- e. **Commissioner Ozias** – Commissioner Ozias reported he and Timothy had met with Commissioner Dudley-Nolette from Jefferson County about how our county was thinking about housing and thinking about more regional conversations between Clallam and Jefferson counties.

PUBLIC COMMENT

1. **James Taylor** – Port Angeles, talked about the City of Port Angeles' property on C Street and plan for maximum density and have pre-package building for one- or two-bedroom projects that could be used in 14 units as compared to a variety of small duplexes and talked about financing.
2. **Nancy Stephanz** – talked about the Attainable Workforce Housing meeting and Glenn Ellis with CRTC and building module homes. She also talked about starting her Home-sharing talks out in the community.
3. **Kasi Oleary** – First Fed Bank spoke in favor of the CRTC module units.

NEXT MEETING DATE

- Next meeting is scheduled for August 1, 2025, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 9:53 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 Angeles	36	Multifamily rental	60% of AMI and Below	New Construction MFH	Peninsula Behavioral Health	Building	spring of 2026	New
Lyon's Crossing Carlsborg	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 Edition	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	34	Multifamily rental	Under 30% 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
Camp Sol Duc Community	3	Multifamily rental	Veteran 30-80% AMI	Renovation	Sarge's Veteran Support	2026		