



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of September 5, 2025

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

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

Present: Christy Smith, Greg McCarry, Sarah Martinez, Nathan West, Wendy Sisk, Sharon Maggard, Steve Workman, Colleen Robinson, Rod Fleck, Sequim Deputy Mayor Anderson.

Absent: Commissioner Johnson, Colleen McAleer, Bruce Emery, Caleb McMahon, Shawn Washburn, Leslie Bond, Viola Ware, Cheri Tinker, and Kathy Morgan.

Commissioner French was present.

Clallam County Staff: Timothy Dalton,

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Nathan West moved to approve the agenda, Wendy Sisk seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – August 1, 2025

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

PUBLIC COMMENT ON AGENDA ITEMS – No Comments

PRESENTATION – No presentation

OLD BUSINESS

1. **Tribal Representative** – the HSC has received one application from Jennifer Hutto, Executive Director of the Lower Elwha Housing Authority (LEHA) for the open Tribal Representative position with the resignation of Glenn Ellis of the Makah Tribe, Christy introduced Jennifer and asked her to provide a brief outline of her background in the Housing industry.

Action: Nathan West made a motion to recommend to the BOCC Jennifer Hutto for the tribal representative for the position on the Housing Solutions Committee, Sharon Maggard second the motion, passed unanimously.

2. **2025 Commerce Housing Grant HTF and CHIP** – Timothy outlined upcoming grants, he also spoke about the problems with recent conversation concerning a possible Habitat CHIP which wasn't going to work with the need for a binding site plan. Timothy is also working with PHA on a CHIP grant for Eklund at Gales.

NEW BUSINESS

1. **Sunbelt** – Serenity House has submitted an application requesting Affordable Housing Sales and Use Tax 1590 funding \$1 million dollars for Sunbelt Apartments located at 5th Avenue in Sequim. Sunbelt Apartment is currently a 16-unit Multifamily development which Serenity House is looking to redevelop into a 36-unit Multifamily development. Sharon Maggard outlined Sunbelt resident demographic and the need within Sequim for the expansion. There was discussion about who would sit on the subcommittee to review the application. The subcommittee will include Christy Smith, and Stephen Workman; Timothy will check Commissioner Ozias, maybe Rachel Anderson, and Jalyn Boado. Timothy will get will everyone and coordinate the meeting.

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2. **Temporary Dwelling Unit (Tiny Home Villages)** – Timothy outlined discussion at the most recent Homelessness Task Force meeting concerning temporary dwelling unit and how it got referred to HSC due to the construction of the units and the need for some sort of oversight concerning construction and the placement of these units. It was clear this is a topic which will need more discussion.

REPORTS

1. Community Updates

- a. Wendy Sisk reported Northview Apartments and progress is moving right along, they are currently working on the flooring for the fourth floor and will be raising walls by the end of the month.
- b. Colleen Robinson reported on Ketchum Veterans Build the fourplex located on Fairmont and with some staff turnover is taking longer the expected, but Colleen also said she was meeting with the city for permitting on the single-family home in the same location.
- c. Sarah Martinez reported unfortunate news related to the Oxbow in Forks; the board has chosen to discontinue negotiation for the purchase of the complex. Sarah also discussed the self help build on 7th and Gales and talked about the four townhouses and USDA not understanding zero lot lines and simple fees and that they will be splitting the townhouses with a little walkway in between and are set to start construction in October.

PUBLIC COMMENT

1. **Rick Dickenson** – Native American Housing Liaison for Habitat for Humanity, reported he is working with Mariposa out of the West end and doing a variety of community listening and the first is Wednesday, Oct. 8th at the Peninsula College building in Forks at 8pm.
2. **Asha? with Angeles Evergreen**, she is working on a new pilot project which creates bioregional organization Regenerate Cascadia

NEXT MEETING DATE

- Next meeting is scheduled for October 3, 2025, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 9:59 am