



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of October 3, 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, Sequim Deputy Mayor Anderson, Greg McCarry, Nathan West, Wendy Sisk, Sharon Maggard, Steve Workman, Colleen Robinson, Rod Fleck, Shawn Washburn, Caleb McMahon and Viola Ware.

Absent: Commissioner Johnson, Sarah Martinez, Bruce Emery, Leslie Bond, Cheri Tinker, and Kathy Morgan.

Commissioner French was present.

Clallam County Staff: Timothy Dalton,

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- Minutes – September 5, 2025

ACTION TAKEN: Nathan West moved to approve the minutes, Colleen McAleer seconded, motion passed unanimously.

PUBLIC COMMENT ON AGENDA ITEMS – No Comments

PRESENTATION – No presentation

OLD BUSINESS

1. **2025 Commerce Housing Grant HTF and CHIP** – Timothy outlined upcoming grants, he also spoke about the problems with recent conversation concerning a possible Habitat for Humanity CHIP which wasn't going to work with the need for a binding site plan. Timothy submitted a CHIP grant application for PHA's Eklund at Gales.
2. **Sunbelt Apartment** –The subcommittee including Christy Smith, Commissioner Ozias, Stephen Workman and Timothy Dalton met on September 11th and met with Sharon Maggard of Serenity House to discuss Sunbelt Apartment expansion from 16-units to 36-units. The committee reviewed the application and recommended allocation of \$1 million dollars in 1590 funding contingent on the Serenity House ability to be fully funded by January 15, 2027. Timothy presented the resolution to the full HSC and after some discussion the committee had one change with the full funding contingency date from 01/15/27 to 02/01/2027.

ACTION TAKEN: Nathan West moved to approve the minutes, Colleen McAleer seconded, motion passed unanimously

NEW BUSINESS

1. **Housing Washington Update** – Timothy and Colleen Robinson provide updates from Housing Washington Conference recently held in Bellevue. Peninsula Housing Authority and Peninsula Behavioral Health were represented at the conference as well.

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2. **November 7th 24th Legislative Joint Meeting** – Timothy has sent out invitation to all three of our legislators and has hear from two of the three legislators. Timothy is accepting questions for the meeting.

REPORTS

1. Community Updates

- a. Colleen McAleer spoke about the Clallam EDC Housing Summitt held on September 30th which had two local realtors Jim Haguewood and Mike McAleer, three planners Shannen Cartmel Port Angeles, Karla Boughton Sequim and Bruce Emery with the county, local builder Greg McCary and Clallam housing director Timothy Dalton. Colleen also talked about hiring a consultant to try and feasibility to create a module production facility.
- b. Stephen Workman talked about stopped Seabrook and workforce housing Citizen Portal.ai. He talked about his interest in mobile homes park committee and he would be interested in being part of it.
- c. Colleen Robison spoke about the First Monday of October is World Habitat Day, Monday November 6th at World Habitat for Humanity Day, this year is on October 6th. and they are having their 2nd annual breakfast in Sequim.
- d. Sharon Maggard reported she is finishing up the 2025 Clallam County reported and her agency alone has 1,174 seeking apartment with vouchers in hand looking for apartments
- e. 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.
- f. Nathan West PA city Manager provided a quick reminder on Public Hearing for the City 2025-45 Comprehensive Plan in front of the Planning Commission at 6pm October 22, 2025.

PUBLIC COMMENT

1. **James Taylor** – discussed prevailing wages and possibility of a survey. He also discussed Washington energy codes.
2. **Danny Steiger** – also discussed prevailing wage with regards to glaziers and their wage rates. Danny also spoke about missed opportunity costs with out-of-area contractors buying material out of the area and our loss taxes.
3. **Nancy Stephanz** – gave an update on Nesterly with contract offer of \$40,000 if they fund for a year.

NEXT MEETING DATE

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

ADJOURNMENT

- The meeting concluded at 10:09 am