



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of December 5, 2025

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Vice Chair Colleen McAleer called the meeting to order at 9:04 a.m.

Present: Colleen McAleer, Commissioner Johnson, Commissioner French, Sequim Deputy Mayor Anderson, Bruce Emery, Nathan West, Wendy Sisk, Sharon Maggard, Leslie Bond, Steve Workman, Colleen Robinson, Rod Fleck, Shawn Washburn, and Viola Ware.

Absent: Christy Smith, Sarah Martinez, Shawn McCourt, Greg McCarry, Caleb McMahon, and Kathy Morgan.

Clallam County Staff: Timothy Dalton

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Sharon Maggard moved to approve the agenda with the addition of agenda item on the City of Port Angeles Comp Plan and addition of Clallam County RV ordinances, Commissioner Johnson seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – November 7, 2025

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

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – Sharon Maggard gave a presentation the 2025 Clallam County Coordinated Entry

OLD BUSINESS

1. **2025 Commerce Housing Grant HTF and CHIP** – Timothy outlined both the HTF and the CHIP grants have closed. He said he and Jalyn Boado with the City of PA spoke to Housing Trust Fund about the merits for both Serenity House Sunbelt Apartments and Peninsula Housing Authority Eklund at Gales projects. He has not heard anything back from CHIP program. Timothy stated there are 112 competitive applications totaling \$528 million dollars in request

NEW BUSINESS

1. **1590 Bonding Options** – Timothy outlined several challenges facing the affordable housing builders and the need for larger projects and more diversity in financing options and discussed options with Affordable Sale and Use Tax funding (1590) and allocating up to 50% to bonding. There are still several potential challenges with bond holders wanting the county to guarantee the whole project and interest rate.
2. **2026 Housing Solutions Committee Calendar** – Timothy outlined both January and July's meeting fall on Friday's either before or after a holiday. The committee agreed to cancel January and evaluate July at the June meeting.

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- 3. City of Port Angeles Comp Plan – Net Ecological Gains and Free, Prior, Informed, Consent**
– Colleen McAleer brought this item forward concerning two late amendments for the City of Port Angeles’s Comprehensive Plan made by Councilperson Lindsey Schomer-Warrin which include going from No Net Loss to Net Ecological Gain and Free, Prior, Informed, Consent for the Lower Elwha Tribe, Nathan West provided overview and then recused himself from discussion and left the room for any discussion and vote concerning these two items. The main discussion focuses on how these two late amendments could affect both housing and economic development within Port Angeles and at a critical point in time. It was determined Commissioner French would assist Tim is drafting a letter to city.
 - a.** Sharon Maggard made a motion to draft a letter to City of Port Angeles City Council opposing Net Ecological Gain to any housing project within the City of Port Angeles, Colleen McAleer, committee approved the motion with unanimous support of those present.
- 4. Clallam County RV Ordinance** – Bruce Emery outlined the latest change to the RV Ordinance. Things like the first one would be allowed, but if someone wanted a second it would require a conditional use permit. This Ordinance with be coming back to the BOCC in January on the 20th.

COMMITTEE REPORTS

- 1. No committee reports**

PUBLIC COMMENT

- 1. James Taylor** – commented on the City of Port Angeles Comp Plan proposals to replace “consultation” with the international doctrine of Free, Prior, and Informed Consent (FPIC) and to replace the long-standing environmental standard of No Net Loss with an undefined concept of “Net Ecological Gain

NEXT MEETING DATE

- Next meeting is scheduled for February 6, 2026, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:11 a.m.