



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of February 6, 2026

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Chair Christy Smith called the meeting to order at 9:02 a.m.

Present: Christy Smith, Commissioner Johnson, Commissioner French, Bruce Emery, Nathan West, Caleb McMahon, Wendy Sisk, Sarah Martinez, Sharon Maggard, Leslie Bond, Steve Workman, Colleen Robinson, Rod Fleck, Shawn Washburn, and Viola Ware.

Absent: Colleen McAleer, Sequim Deputy Mayor Anderson, Shawn McCourt, Greg McCarry, and Kathy Morgan.

Clallam County Staff: Timothy Dalton

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- Minutes – December 5, 2025

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

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – Kinnon Williams, Principal Foster-Garvey LLP, present of new zoning for ADU and Detached ADU with parking requirements and setback with a variety for I5 corridor cities.

OLD BUSINESS

1. **2025 Commerce Housing Grant HTF and CHIP** – Timothy outlined both the HTF and the CHIP grants results for the 2025 funding cycle. Peninsula Housing Authority received both HTF grant for \$3 million and a Connecting Housing Infrastructure Program (CHIP) grant in the amount of \$50,000 for water/sewer hookup charges which will be administered through the county with both the city of Port Angeles and Clallam PUD. Serenity House did not receive anything in this funding but will be meeting with Department of Commerce on strategies to apply for Funding in the HTF 2026 funding cycle.

NEW BUSINESS

1. **Peninsula Housing Authority** – Timothy presented a letter for the Peninsula Housing Authority (PHA) requesting a one-year extension and an additional \$500,000 in Affordable Housing Sales and Use Tax funding. Sarah Martinez re-outlined the scope of the Eklund at Gales 24-unit multi-family development and the demographic they would be serving. She stated that the Housing Authority was just granted another \$3 million dollars from Housing Trust Fund bringing that total funding to about 86% funded of fully funded. PHA has submitted a letter requesting an extension of the funding deadline until 01/31/27 and will be looking to submit a secondary application for an additional \$500,000 in Affordable Sales and Use Tax (1590).

Action: Rod Fleck made a motion to recommend to the BOCC the extension of the deadline as per PHA's request, Nathan West seconded the motion, motion passed and will be presented at the BOCC Work Session on Monday February 9, 2026.

Action: PHA will work on a secondary application for the March 6th meeting.

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Action: Staff will work with BOCC Finance to Affordable Sales and Use Tax funding projection year-to-date to the March 6th meeting with the Housing Registry.

LEGISLATIVE UPDATE – Commissioner French outlined that housing didn't seem as big a priority this session as it has been in some of the other, below are a couple of bills he is following:

1. **HB 1345** – Detached ADU outside UGA in rural counties has moved off the House Floor and is moving to the Senate
2. **HB 2489** – look to allow public camping on public properties if no shelter place is available and seek to narrow shelter restrictions
3. **SB 5633** – change permitting process for subdivisions allowing for administrative process for subdivision under 9 units
4. **HB 2559** – allowing at 4% Short Term Rental tax for affordable housing.

COMMITTEE REPORTS

1. **Serenity House** – Sharon provided update of Sunbelt saying they are in tier two and have been invited to resubmit both application and she will be meeting Commerce will be providing some technical assistance to assist with her application. Sharon is still waiting on the City of Sequim and their Comp Plan for assistance with zoning, and said she declined to withdraw her land use change request until the Comp Plan is approved as there as trying to be cautious. Sharon also said she is meeting with an attorney concerning HUD's push to remove permanent supportive housing and her vulnerable clients.

PUBLIC COMMENT

1. **Nancy Stephanz, Port Angeles**, Nancy reported on the progress being made by Nesterly and now that the contract and the site went live on 02/04/26. They have one person working through the enrolled process. Nancy will continue recruiting and is working on a presentation showing how to navigate Nesterly's website, and said our region is North Olympic Peninsula. Nancy has already started soliciting donations for a second year.
2. **Dr. Sarah Huling, District 3**, She wanted to say thanks for the discussions the committee was having and understands these are difficult times, she is over in District 3 and singing praise for the work being done and understands it might not be done as fast as we would like, but she will be crafting some more correspondences and ideas for other solutions to assist with housing. She also appreciated DCD Director Bruce Emery being at the meeting and Commissioner Johnson and his thoughts on metrics.

NEXT MEETING DATE

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

ADJOURNMENT

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