



**AGENDA
CLALLAM COUNTY
HOUSING SOLUTIONS
COMMITTEE**

223 East 4th Street, Room 160

Port Angeles, Washington

April 3, 2026 – 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 also be viewed (only) 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. March 6, 2026

PUBLIC COMMENT – This comment period is for Agenda Items only

PRESENTATION

OLD BUSINESS

1. PHA “Eklund at Gales” Application

NEW BUSINESS

1. Survey Results

2. Commerce 2026 HTF and CHIP Grant Cycle

REPORTS

1. Community Update

PUBLIC COMMENT – This comment period is for open housing items

NEXT MEETING DATE – May 1, 2026 at 9 a.m.

ADJOURNMENT 10:00 AM

Housing Solutions Committee

Draft Minutes

03/06/2026



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of March 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, Colleen McAleer, Commissioner Johnson, Commissioner French, Bruce Emery, Sequim Mayor Anderson, Nathan West, Caleb McMahon, Greg McCarry, Sarah Martinez, Sharon Maggard, Leslie Bond, Steve Workman, Colleen Robinson, Rod Fleck, Shawn Washburn, and Viola Ware.

Absent: Wendy Sisk, Leslie Bond, Shawn McCourt, and Kathy Morgan.

Clallam County Staff: Timothy Dalton, Deputy Chief Financial Officer Rebecca Turner

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Colleen McAleer moved to approve the agenda, Colleen Robinson seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – December 5, 2025

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

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – No presentation

OLD BUSINESS

1. **Peninsula Housing Authority – Application Review Committee** – Staff reported it has received a second application from PHA, so we have a need application review committee and was thinking Colleen McAleer to Chair it with members of the Workforce and Market rate housing subcommittee including Greg McCarry, Shawn Washburn, Kasi O'Leary as review committee since none of them would ever be applying for funding. In addition, Serenity House has applied for additional funding for Sunbelt Apartments in Sequim. The Workforce Housing subcommittee will be meeting March 20th at 9am and hear presentations from both PHA and Serenity and bring recommendations back to the committee in April.
2. **Housing Registry** – Committee reviewed the update on the Housing Registry with a couple of changes from Peninsula Housing Authority increasing the density Mt. Angeles View senior project from 33 units to 60 units and letting the committee know this will be a 9% LIHTC project. They decreased the density of the Eklund Heights Self Help Build from 12 homes to 7 homes at this time. Nathan West with the City of Port Angeles let the committee know they would be bringing a project forward shortly for the registry located at 935 W 10th which is a multifamily development which the city will be opening an RFP for shortly.
3. **Affordable Sales and Use Tax Financial Update and policy Questions** – Deputy Chief Financial Officer Rebecca Turner was present to discuss current financials with 1406/1590 funding, she and Tim presented reports showing allocation of \$4.75 million in both 1406/1590 since the creation of these Affordable Sales and Use Tax funds started. To date \$2.25 million has been paid out for two Peninsula Behavioral Health projects and \$2.5 million has been allocated with \$1.5 million for Peninsula Housing Authority and \$1 million for Serenity House's Sunbelt Apartment. Current fund balance at the end of calendar year 2025 shows a balance of about \$500,000. It was projected revenues for 2026 between 1406 and 1590 will come in about \$1.55 million.

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Staff brought forward the following six questions regarding the allocation of 1406/1590 Affordable Sales and Use Tax funding

1. Should we have a yearly opening (i.e. month of June) for applications and requests to match closer to Commerce HTF Grant Cycle?
2. Should we prioritize certain criteria going forward (geographic equity or specific populations) noting that all these funding have a 60% of AMI or below with set population segment?
3. Should there be a cap on per unit allocation
4. Should there be a policy for emergency funding allocation and are there any purposed recommendations?
5. What reserve balance should we maintain?
6. Should we look at the potential of bonding a major capital project?

Question number 3 was dismissed, but addition questions were discussed and an additional question about changes to the scoring criteria for the application for the review committee with brought up. The question of a survey came up, and it was decided Tim and Christy will work on a survey and get sent out to committee members.

NEW BUSINESS

1. **No New Business**

LEGISLATIVE UPDATE – Commissioner French let people know he was at the WSAC Legislative steering committee meeting, and they did a deep dive into both house and Senate Capital and Operating budgets,

CLG is maintained at current level, which is essentially a cut because of the levels service are growing, the other news increase in both house and senate budget for Housing Trust Funds.

COMMITTEE REPORTS

1. **Viola Ware, Olycap** – Viola talked upcoming need with older population and presented some facts and numbers with homeless people in our region in need dementia skilled nursing care and how this is become a serious problem many regions across the US are facing. She just returned from in San Diego and heard the same thing from other attendees

PUBLIC COMMENT

1. **Amy Miller, Port Angeles**, acknowledged she is a Port Angeles Councilperson but was not representing the City Council and expressed gratitude for everyone attending the HSC meeting, the need to support Viola, as the city is starting to have more homelessness discussions. She also commented and asked if we could get name plaques or if people could introduce themselves when they spoke.
2. **Danny Steiger, Port Angeles** Danny spoke about the need to come up with creative solutions with the cost of housing where private can build 30 to 50% cheaper than the public sector builds.
3. **Nancy Stephanz, Port Angeles**, provided update on the Olympic Home Share program. They now have two listings up and live online, now we need renters so if the committee knows anyone looking for a rental, please refer them to the Nesterly website.

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4. **Dallas T. Kiedrowski, Port Angeles**, local appraiser and member of the Port Angeles Planning Commission, talked about the need for public/private partnerships, and exploring things like nontraditional housing options like ADU's to Condos and tiny home villages.
5. **Commissioner Johson** reported on one of our state legislators' housing facts that Washington is the 4th most expensive state to buy a house and 82% of our population can't afford a house, while 48% of our population are spending more than 50% of their income on housing. Washington has the 3rd highest homeless population in the nation.

Amazon – “if a policy makes housing more expensive, don't pass it.”

NEXT MEETING DATE

- Next meeting is scheduled for April 3, 2026, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:05 a.m.

Housing Solutions Committee

Peninsula Housing Authority

Draft Resolution

Additional Allocation of 1406/1590 Funding



RESOLUTION _____, 20

**AUTHORIZING AN ADDITIONAL ALLOCATION OF AUTHORIZED EXPENDITURE FROM
THE AFFORDABLE HOUSING SALES AND USE TAX FUND FOR THE APPROVED 2024
AFFORDABLE HOUSING TAX FUNDING APPLICATION**

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

1. Resolution No. 32-2022 assigns responsibility to the Clallam County Housing Solutions Committee to provide guidance and support for the administration of the Clallam County Affordable Housing Sales and Use Tax 1406/1590 Grant fund and make recommendations to the Board of Clallam County Commissioners.
2. The Clallam County Housing Solution Committee received an Affordable Housing Sales Tax (1590) Fund application in April of 2024 from Peninsula Housing Authority for the construction of a 24-unit Multi-family Apartment Complex located at 7th and Gale in Port Angeles, WA called Eklund at Gales in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.000).
3. The Housing Solutions Committee met on June 7, 2025, and made the following recommendation to the Clallam County Board of County Commissioners for a commitment from the Affordable Housing Sales Tax (1406/1590) Fund not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000.000) contingent on the Peninsula Housing Authority's ability to secure all additional funding necessary to complete this project by January 15, 2026.
4. On June 25, 2024, the Clallam County BOCC approved the Clallam County Housing Solutions Committee for a commitment from the Affordable Housing Sales (1406/1590) Fund not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000.00) contingent on the Peninsula Housing Authority's ability to secure all additional funding necessary to complete this project by January 15, 2026.
5. The Clallam County BOCC received a letter from Peninsula Housing Authority on February 3, 2026, requesting an extension until January 31, 2027. The Clallam County Housing Solutions Committee met on February 6, 2026 and reviewed the current state of the project and recommended approval of the extension until January 31, 2027.
6. On March 11, 2026, the Clallam County Housing Solutions Committee received an application for a second request for funding in the amount of Five Hundred Thousand Dollars (\$500,000.00) for the Eklund at Gales project. A subcommittee of the Housing Solutions Committee met on March 20th with representatives from PHA to review the request and made a recommendation the full Housing Solutions Committee to recommend to the Clallam County BOCC approval for an additional Five Hundred Thousand Dollars (\$500,000.00) with a split between the 1406 and 1590 funds in the amount of Two Hundred and Fifty Dollars (\$250,000) from each account for the Eklund at Gales project contingent on the Peninsula Housing Authority's ability to secure all additional funding necessary to complete this project by January 31, 2027.
7. The Housing Solutions Committee met on April 3, 2026, and approved the recommendation from the Subcommittee and moved to forward to the Clallam County Board of County Commissioners for a commitment for an additional allocation from the Affordable Housing Sales Tax (1406/1590) Fund with a split between the 1406 and 1590 account in the amount of Two Hundred and Fifty Dollars (\$250,000) from each account Five Hundred Thousand Dollars (\$500,000.000) bringing the total allocation Affordable Sales and Use Tax not to exceed Two Million Dollars (\$2,000,000.00) contingent on the Peninsula Housing Authority's ability to secure all additional funding necessary to complete this project by January 31, 2027.

NOW, THEREFORE, BE RESOLVED by the Board of Clallam County Commissioners, in consideration of the above finds of fact

1. Concurs in the recommendation of the Clallam County Housing Solutions Committee and hereby grants Peninsula Housing Authority an additional allocation from the Affordable Housing Sales Tax (1406/1590) Fund with a split between the 1406 and 1590 account in the amount of Two Hundred and Fifty Dollars (\$250,000) from each account Five Hundred Thousand Dollars (\$500,000.000) bringing the total allocation Affordable Sales and Use Tax not to exceed Two Million Dollars (\$2,000,000.00) contingent on the Peninsula Housing Authority's ability to secure all additional funding necessary to complete this project by January 31, 2027.

PASSED AND ADOPTED this _____ day of _____ 20

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias

ATTEST:

Randy Johnson

Loni Gores, MMC, Clerk of the Board

Mike French, Chair