



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of March 3, 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.
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.

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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.