



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of April 3, 2026

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

Chair Christy Smith called the meeting to order at 9:04 a.m.

Present: Christy Smith, Commissioner Johnson, Commissioner French, Colleen McAleer, Sequim Deputy Mayor Anderson, Bruce Emery, Jalyn Boado, Caleb McMahon, Wendy Sisk, Greg McCarry, Sharon Maggard, Leslie Bond, Steve Workman, Colleen Robinson, Rod Fleck, Shawn Washburn, and.

Absent: Sarah Martinez, Shawn McCourt, Viola Ware, and Kathy Morgan.

Clallam County Staff: Timothy Dalton

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- Minutes – March 6, 2026

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

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – No presentation

OLD BUSINESS

1. **PHA Eklund at Gales Application** – Colleen McAleer explained the subcommittee consisting of herself, Christy Smith, Shawn Washburn, Kasi O’Leary and Rod Fleck met Friday March 20th with Sarah Martinez and Annie O’Rourke to discuss a second application for an additional allocation of Five Hundred Thousand Dollars (\$500,000.00) in 1406/1590 funding for their Eklund at Gales 24-unit multi-family development. The Subcommittee is recommending the Clallam County Housing Solutions Committee forward a recommendation to the Clallam County BOCC

Action: Shawn Washburn made a motion to recommend to the BOCC the additional allocation of Five Hundred Thousand Dollars (\$500,000) bringing the total allocation of Affordable Sales and Use Tax funding to Two Million Dollars (\$2 million), Sharon Maggard seconded the motion, motion passed.

Commissioner Johnson and Colleen Robinson (who is a Commissioner on the PHA Board) abstained from the vote.

The additional allocation is on the agenda for the BOCC Work Session on Monday April 6th and the regular BOCC meeting April 14th.

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NEW BUSINESS

1. **Survey Results** – Christy Smith created a survey based on topics discussed at the March 3rd HSC covering topics of once-a-year application for the 1406/1590 Affordable Sales and Uses tax funding, emergency funding, reserve fund balance, and bonding. The committee held discussions on the topics, but no action was taken on any of the items.
2. **Commerce 2026 HTF and CHIP Grants** – staff outlined that short session years, usually have less funding available and this year is proving to be no exception.

COMMITTEE REPORTS

1. **No Committee reports**

PUBLIC COMMENT

1. **Dallas T. Kiedrowski, Port Angeles** – discussed financial aspect of the construction cost of a project like Eklund at Gales compared to buying from a private developer. He basically looked at cost/benefit analysis with affordable versus market rate.
2. **Nancy Stephanz, Port Angeles**, Nancy reported she will be giving a talk at the port Angeles Library April 18th at 2pm to help people learn how to enroll. She said the concerning have three homes with two more on the way. She recently met with Sequim Realtors Association. She also talked to Olympic Housing Trust about buying homes who owners have died and they could rent them to individuals 60% of AMI and below.

NEXT MEETING DATE

- Next meeting is scheduled for May 1, 2026, at 9 a.m.

ADJOURNMENT

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