



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of May 1, 2026

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

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

Present: Commissioner Johnson, Commissioner French, Colleen McAleer, Sequim Deputy Mayor Anderson, Bruce Emery, Sarah Martinez, Viola Ware, Steve Workman, Colleen Robinson, Shawn Washburn, and Kathy Morgan.

Absent: Christy Smith, Shawn McCourt, Wendy Sisk, Caleb McMahon, Greg McCarry, Sharon Maggard, Rod Fleck, Leslie Bond.

Clallam County Staff: Timothy Dalton

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Nathan West moved to approve the agenda with the removal of Item #2 Sunbelt Apartments, Bruce Emery seconded, motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – April 3, 2026

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

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – John Macias from Wilder Mobile Home sells came to speak about Manufactured duplexes

OLD BUSINESS

1. **PHA Eklund at Gales Application** – Timothy reported that the BOCC approved the additional \$500,000 for Eklund at Gales. He is currently working with Clallam PUD and the City of Port Angeles for Subrecipient Agreement.

NEW BUSINESS

1. **Steve Ballmer Foundation “Washington Family Housing”** – Commissioner French outlined what the Washington Family Housing program is and roughly how it is looking to operate. The committee had good discussion carrying to varying parts of the program. Tim will work to have Daniel Warwick, Principal of HR&A Advisors at the June meeting to hear and discuss Clallam County as potential for investment.

COMMITTEE REPORTS

1. Nathan West reported that the City of Port Angeles has received 12 proposals with a lot of local consultation and will hopefully be taking a contract to City Council and will be making a presentation of the future Housing Solutions meeting.

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2. Bruce Emery reported Comp Plan and the affordable housing topics including Mercer Island and the hearing board. He also outlined the Planning Commission work over the next couple weeks, and the Comp Plan should be going to the BOCC at the end of June.
3. Collen McAleer reported on Enterprise Zone update application with regards private investor and capital gains for both current and future investment. The EDC will be bringing to the BOCC a letter requesting support for five zones between Clallam and Jefferson counties.

PUBLIC COMMENT

1. **Nancy Stephanz, Port Angeles,** Nancy reported that by April 17th they had two matches, the following week received a third match. She said the first match was a couple in their 70's with a farm and a 37-year-old female veteran, the other two match are widows in their 80's and a 25-year-old Olympic National Park seasonal worker and temporary hospital worker. She also said this is helping some of the groups she was trying to help seniors, veterans, temporary workers. Google analytics said there have been 273 sites visits and 30 applicants undergoing background checks

NEXT MEETING DATE

- Next meeting is scheduled for June 5, 2026, at 9 a.m.

ADJOURNMENT

- The meeting concluded at 10:01 a.m.