



**AGENDA
CLALLAM COUNTY
HOUSING SOLUTIONS
COMMITTEE**

**223 East 4th Street, Room 160
Port Angeles, Washington
August 7, 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. June 5, 2026

PUBLIC COMMENT – This comment period is for Agenda Items only

PRESENTATION

OLD BUSINESS

1. No Old Business

NEW BUSINESS

1. PHA Francis Ridge Senior Apartment Application Review Committee
2. Housing Registry with update on projects
3. Affordable Sales and Use Tax Financial Update

REPORTS

1. Community Update

PUBLIC COMMENT – This comment period is for open housing items

NEXT MEETING DATE – September 4, 2026 at 9 a.m.

ADJOURNMENT 10:00 AM

Housing Solutions Committee

Draft Minutes

06/05/2026



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of June 5, 2026

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HSC)

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

Present: Chair Christy Smith, Commissioner French, Colleen McAleer, Sequim Deputy Mayor Anderson, Shawn McCourt, Wendy Sisk, Caleb McMahon, Greg McCarry, Leslie Bond, Steve Workman, Colleen Robinson, Shawn Washburn, and Paul Shane.

Absent: Commissioner Johnson, Director Bruce Emery, Sharon Maggard, Sarah Martinez, Viola Ware, Rod Fleck, and Kathy Morgan.

Clallam County Staff: Timothy Dalton

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Colleen McAleer request to add Evergreen Sustainable Design Standards (ESDS) under New Business, Nathan West moved to approve the agenda with the addition of the Evergreen Sustainable Design Standards, Greg McCarry seconded, and the motion passed unanimously.

APPROVAL OF MINUTES

- Minutes – May 5, 2026

ACTION TAKEN: Greg McCarry moved to approve the minutes, Shawn Washburn seconded, motion passed unanimously.

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – No presentation

OLD BUSINESS

1. **PHA Eklund at Gales** – Timothy reported that the BOCC approved the additional \$500,000 and the budget adjustment had been made. Tim presented to BOCC work session on June 1st the CHIP Agreement with Commerce and a subrecipient agreement for Clallam PUD for water service. Both will be going to BOCC Regular meeting on June 9th. He and Annie O'Rourke are working with the City of Port Angeles for the sewer subrecipient agreement.
2. **Evergreen Sustainable Design Standards** – Colleen McAleer outlined what the Evergreen Sustainable Design standards (ESDS) are and how they work, especially increasing cost to building affordable housing. The conversation came back to the same discussion about trying to get the state legislators and the governor to understand the problem we face with ESDS and the energy codes.

NEW BUSINESS

1. **July HSC Meeting** – Christy Smith presented to the committee that the July meeting is scheduled for July 3rd which is being observed as the holiday for the 4th. The committee agreed to cancel July Housing Solution Meeting.

HOUSING SOLUTIONS COMMITTEE
MINUTES of June 5, 2026
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COMMITTEE REPORTS

1. Commissioner French asked about the creation of a group to explore a potential public manufactured home park, and use of 1590 funding, Wendy Sisk brought up John Ralston's proposed project for 8th and I, the possibility of him doing a presentation in August.
2. Wendy Sisk shared an updated some photos from Northview and gave progress updated. She has a Ribbon Cutting set for July 27th at 3pm.

PUBLIC COMMENT

1. **Danny Steiger** – commented on unintended consequences and talked about energy efficiencies with manufactured homes. What is the cost long term and the opportunity cost versus stick built homes with regards to home ownership.
2. **Nancy Stephanz, Port Angeles**, on generating a letter we could send to all our legislators, the governor, the PDN and WSAC encouraging their support. She suggested creating a symposium at Field Hall on housing like what the PDN does on journalism. She also asked to be last to speak on Home Sharing. She also provided an update of status of the Nesterly program.
3. **Joe LaMartre**, retired contractor, talked about living on 1.2 acres in unincorporated area in Sequim but due to regulations not being allowed to build an ADU. Both County and State code require 1.5 acres for an ADU

NEXT MEETING DATE

- Next meeting is scheduled for August 7, 2026, at 9 a.m.

ADJOURNMENT

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

Housing Solutions Committee

Housing Registry 2026

Project	# of Units	Type	Population Served	Description of Project	Agency	Date Added Anticipated Start Date	Projected Completion Date	Type of Housing	Project Cost
Fairmont & Hazel Port Angeles	4	Home Ownership	Veteran 60-80% AMI	New Construction MFH	Habitat for Humanity	Building	Spring of 2026	New	25 mil
Northview Apartments Port Angeles	36	Multifamily rental	60% of AMI and Below	New Construction MFH	Peninsula Behavioral Health	Building	Summer of 2026	New	\$12.6 mil
Eklund at Gales Gales Edition	24	Multifamily rental	60% of AMI and Below Senior, Disabled and Veterans	New Construction MFH	Peninsula Housing Authority	Working on Funding	Fall of 2027	New	\$9.3 mil
Sunbelt Apartment Sequim	36	Multifamily rental	Under 30% of AMI	New Construction MFH	Serenity House	Working on Funding		New	\$15.1 mil
Eklund Heights Self-Help Build, Port Angeles	7	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	Permitting in process		New	
Sequim Ave. Sequim	45	Home Ownership	Under 80% of AMI	New Construction MFH	Habitat for Humanity	Working on Infrastructure Bid Process		New	
Lyon's Crossing Carlsborg	45	Home Ownership	80% (80% of AMI and below) 20% (80-120% of AMI)	New Construction SFR	Habitat for Humanity	Working on Infrastructure Bid Process		New	
Francis Ridge Senior Apartments Port Angeles	70	Multifamily rental	Seniors	New Construction MFH	Peninsula Housing Authority	Will start funding process Fall of 26		New	\$30 mil
Shane Place Self Help Port Angeles	12	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	No Current Timeline		New	
Mt. Angeles View Phase II Port Angeles	60	Multifamily rental	Serving 60% or below of AMI Disabled/Vets/Homeless/Seniors	New Construction MFH	Peninsula Housing Authority	No Current Timeline		New	\$24 mil
Mt. Angeles View Self-Help Port Angeles	17	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	No Current Timeline		New	
Mt. Angeles View Phase III Port Angeles	59	Multifamily rental	Serving 60% or below of AMI Disabled/Vets/Homeless/Seniors	New Construction MFH	Peninsula Housing Authority	No Current Timeline		New	\$20.1 mil
Owen Crossing Self Help Port Angeles	24	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	No Current Timeline		New	
8th St. & C, Angeles	2	Home Ownership	Veteran 30-80% AMI	New Construction MFH	Habitat for Humanity	No Current Timeline		New	
COPA Project 935 Multifamily Port Angeles	?	Multifamily rental	Under 80% of AMI	New Construction MFH	City of Port Angeles	Under Design		New	