



**AGENDA
CLALLAM COUNTY
HOUSING SOLUTIONS
COMMITTEE**

**223 East 4th Street, Room 160
Port Angeles, Washington
March 6, 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. February 6, 2026

PUBLIC COMMENT – This comment period is for Agenda Items only

PRESENTATION

OLD BUSINESS

1. PHA “Eklund at Gales” Application Review Committee
2. Housing Registry
3. Affordable Sales and Use Tax Financial Update

NEW BUSINESS

1. No New Business

REPORTS

1. Legislative Update
2. Community Update

PUBLIC COMMENT – This comment period is for open housing items

NEXT MEETING DATE – April 3, 2026 at 9 a.m.

ADJOURNMENT 10:00 AM

Housing Solutions Committee

Draft Minutes

02/06/2026



CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of February 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, Commissioner Johnson, Commissioner French, Bruce Emery, Nathan West, Caleb McMahon, Wendy Sisk, Sarah Martinez, Sharon Maggard, Leslie Bond, Steve Workman, Colleen Robinson, Rod Fleck, Shawn Washburn, and Viola Ware.

Absent: Colleen McAleer, Sequim Deputy Mayor Anderson, Shawn McCourt, Greg McCarry, and Kathy Morgan.

Clallam County Staff: Timothy Dalton

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- Minutes – December 5, 2025

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

PUBLIC COMMENT ON AGENDA ITEMS – No comments

PRESENTATION – Kinnon Williams, Principal Foster-Garvey LLP, present of new zoning for ADU and Detached ADU with parking requirements and setback with a variety for I5 corridor cities.

OLD BUSINESS

1. **2025 Commerce Housing Grant HTF and CHIP** – Timothy outlined both the HTF and the CHIP grants results for the 2025 funding cycle. Peninsula Housing Authority received both HTF grant for \$3 million and a Connecting Housing Infrastructure Program (CHIP) grant in the amount of \$50,000 for water/sewer hookup charges which will be administered through the county with both the city of Port Angeles and Clallam PUD. Serenity House did not receive anything in this funding but will be meeting with Department of Commerce on strategies to apply for Funding in the HTF 2026 funding cycle.

NEW BUSINESS

1. **Peninsula Housing Authority** – Timothy presented a letter for the Peninsula Housing Authority (PHA) requesting a one-year extension and an additional \$500,000 in Affordable Housing Sales and Use Tax funding. Sarah Martinez re-outlined the scope of the Eklund at Gales 24-unit multi-family development and the demographic they would be serving. She stated that the Housing Authority was just granted another \$3 million dollars from Housing Trust Fund bringing that total funding to about 86% funded of fully funded. PHA has submitted a letter requesting an extension of the funding deadline until 01/31/27 and will be looking to submit a secondary application for an additional \$500,000 in Affordable Sales and Use Tax (1590).

Action: Rod Fleck made a motion to recommend to the BOCC the extension of the deadline as per PHA's request, Nathan West seconded the motion, motion passed and will be presented at the BOCC Work Session on Monday February 9, 2026.

HOUSING SOLUTIONS COMMITTEE
MINUTES of February 6, 2026
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Action: PHA will work on a secondary application for the March 6th meeting.

Action: Staff will work with BOCC Finance to Affordable Sales and Use Tax funding projection year-to-date to the March 6th meeting with the Housing Registry.

LEGISLATIVE UPDATE – Commissioner French outlined that housing didn't seem as big a priority this session as it has been in some of the other, below are a couple of bills he is following:

1. **HB 1345** – Detached ADU outside UGA in rural counties has moved off the House Floor and is moving to the Senate
2. **HB 2489** – look to allow public camping on public properties if no shelter place is available and seek to narrow shelter restrictions
3. **SB 5633** – change permitting process for subdivisions allowing for administrative process for subdivision under 9 units
4. **HB 2559** – allowing at 4% Short Term Rental tax for affordable housing.

COMMITTEE REPORTS

1. **Serenity House** – Sharon provided update of Sunbelt saying they are in tier two and have been invited to resubmit both application and she will be meeting Commerce will be providing some technical assistance to assist with her application. Sharon is still waiting on the City of Sequim and their Comp Plan for assistance with zoning, and said she declined to withdraw her land use change request until the Comp Plan is approved as there as trying to be cautious. Sharon also said she is meeting with an attorney concerning HUD's push to remove permanent supportive housing and her vulnerable clients.

PUBLIC COMMENT

1. **Nancy Stephanz, Port Angeles**, Nancy reported on the progress being made by Nesterly and now that the contract and the site went live on 02/04/26. They have one person working through the enrolled process. Nancy will continue recruiting and is working on a presentation showing how to navigate Nesterly's website, and said our region is North Olympic Peninsula. Nancy has already started soliciting donations for a second year.
2. **Dr. Sarah Huling, District 3**, She wanted to say thanks for the discussions the committee was having and understands these are difficult times, she is over in District 3 and singing praise for the work being done and understands it might not be done as fast as we would like, but she will be crafting some more correspondences and ideas for other solutions to assist with housing. She also appreciated DCD Director Bruce Emery being at the meeting and Commissioner Johnson and his thoughts on metrics.

NEXT MEETING DATE

- Next meeting is scheduled for March 6, 2026, at 9 a.m.

ADJOURNMENT

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

Housing Solutions Committee

Housing Registry

03/06/2026

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	
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	New Construction MFH	Peninsula Housing Authority	Working on Funding	Fall of 2026	New	\$9.3 mil
Sunbelt Apartment Sequim	34	Multifamily rental	Under 30% of AMI	New Construction MFH	Serenity House	Working on Funding	2027	New	\$12.6 mil
Eklund Heights Self-Help Build, Port Angeles	12	Home Ownership	Under 80% of AMI	New Construction SFR	Peninsula Housing Authority	Waiting Funding		New	
Brownfield Rd Sequim	40	Home Ownership	Under 80% of AMI	New Construction MFH	Habitat for Humanity	Permitting		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	Permitting		New	
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 Senior Port Angeles	33	Multifamily rental	Seniors	New Construction MFH	Peninsula Housing Authority	No Current Timeline		New	\$13.6 mil
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 Port	2	Home Ownership	Veteran 30-80% AMI	New Construction MFH	Habitat for Humanity	No Current Timeline		New	

All Multifamily Project cost based on \$400,000/door

Housing Solutions Committee

Affordable Sales and Use Tax

1406/1590

12/31/2025

Fund 19951: NonDept - Affordable Housing Sales Tax Fund
RCW 82.14.540 1406 Fund

	Revenues	Expenditures	Balance
2020	91,375.17	-	91,375.17
2021	148,935.51	-	240,310.68
2022	141,630.11	-	381,940.79
2023	144,929.48	-	526,870.27
2024	139,083.97	(250,000.00)	415,954.24
2025	145,856.04	(150,000.00)	411,810.28
2026	144,087.02		555,897.02

2026 Revenues are based on average of 2021-25 with no current expenditures planned

RCW 82.14.530 1590 Fund

	Revenues	Expenditures	Balance
2022	508,595.82	(6,000.00)	502,595.82
2023	1,397,980.80	(142,235.32)	1,758,341.30
2024	1,461,351.75	(150,357.02)	3,069,335.53
2025	1,553,332.80	(2,006,411.21)	2,616,257.12
2026	1,470,888.45	(2,660,000.00)	1,983,042.00

2026 Revenues are based on average of 2023-25
 2026 expenditures are HSC expenses and current allocations for PHA (\$1.5 million) and Serenity House (\$1 million)