



## Peninsula Housing Authority

*Serving Clallam and Jefferson Counties*

### Board of Commissioners REGULAR BOARD MEETING MINUTES

October 18<sup>th</sup>, 2023 at 12:00pm

The Public is invited to attend the Regular Meeting of the Board of Commissioners.

Meeting location:

Jefferson County Library, Shold Room

620 Cedar Avenue

Port Hadlock, WA 98339

and/or via Zoom: link available on website- <https://peninsulapha.org/>

#### **CALL TO ORDER**

The meeting was called to order at 12:00 pm by Commissioner Webster.

#### **ROLL CALL**

Present were: Commissioners Webster, Teal, Brotherton, Turner, Fellin, Cunningham, Robinson, and Tinker. Executive Director Sarah Martinez, Director of Development Annie O'Rourke, In-House Counsel Alex Schodowski, and Executive Administrative Specialist Katherine Purcell.

#### **REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA**

#### **COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA**

Public present – no comments.

#### **CONSENT AGENDA**

Approval of consent agenda through Public Plaza Operating Check Register: Executive Director Sarah Martinez September Timesheet, September Regular Meeting Minutes, September Check Registers. Moved to approve by Commissioner Tinker, seconded by Commissioner Turner. Voice vote, approved. Approval of the Outpost Check Register. Moved to approve by Commissioner Teal, seconded by Commissioner Turner. Voice vote, approved. Commissioner Tinker abstained.

#### **EXECUTIVE DIRECTOR'S REPORT**

The Strategic Plan RFP was published last week, and we are currently awaiting a response, which are due November 3<sup>rd</sup>. We will ask at least one Board member and one other PHA director to assist in scoring respondents. The Public Plaza loan conversion is still being worked on. The target date of November 1<sup>st</sup> has not changed. Director Martinez attended the Wednesday sessions of the Housing Washington Conference. There were some good presentations from local governments regarding incorporation of House Bill 1220 requirements for updating comprehensive plans and the planning and accommodation of housing for all income levels under the Growth Management Act (GMA).

#### **REPORTS FROM COMMISSIONERS**

Commissioner Teal: No significant updates.

Commissioner Brotherton: No significant updates.

Commissioner Turner: The Harvard Law Journal issued research stating plainly that as short-term rentals increase in an area, affordable housing units decrease, and recommends that local governments would be best served to get a handle on STRs. This is especially important to keep in mind during our current local election cycle.

Commissioner Fellin: No significant updates.

Commissioner Robinson: Traveled to Charlotte, NC for the 37<sup>th</sup> Carter Work Project, which was 5 days, involving 700 volunteers per day, working on 27 homes. Took the opportunity to discuss with present Habitat leadership the disparity between larger, well-resourced affiliates and the thousand plus rural affiliates. Hoping for some rural Carter Work Projects to be supported by Habitat International in 2025. The premier of Boys in the Boat will be hosted at Sequim High School on December 8<sup>th</sup> to raise funds for the Joe Rantz Youth House – the first homeless youth center in Sequim, despite having by far the largest homeless youth population of Port Angeles, Port Townsend, and Sequim. Commissioner Robinson is also working with the City of Sequim for a Connecting Housing to Infrastructure Program (CHIP) grant. The city passed an ordinance saying they would waive fees, but only if they get the grant.

Commissioner Cunningham: No significant updates.

Commissioner Tinker: Will be signing a contract with Jones Custom Contracting for Minsky Place in Sequim later today. Demolition will start as soon as signing is complete.

Commissioner Webster: Attended Climate Action meeting and heard speaker discussing the realities of climate refugees. The populations in Clallam and Jefferson Counties are growing, despite the number of deaths exceeding the number of births, indicating a rise in ‘transplants.’ Went for the Evan’s Vista site visit. Their next step is to put out an RFP to attract developers. The current plan anticipates 318 units, 25% of which will serve 80% AMI. Commissioner Webster was also asked to be on the Steering Committee for the Habitat project in Chimacum to help develop their 17-acre site.

## **OLD BUSINESS**

## **EXECUTIVE SESSION**

## **NEW BUSINESS**

Resolution #PHA-2023-21, Continuing Affordability Grant Request for Ox Bow. Moved to approve by Commissioner Tinker, seconded by Commissioner Cunningham. Voice vote, approved.

**Adjournment:** The meeting adjourned at 12:53pm

### **Next Meeting:**

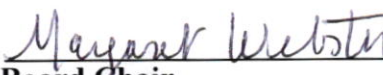
Wednesday, November 15, 2023 at 12:00pm  
Clallam County Courthouse, Room 160  
223 East 4<sup>th</sup> Street  
Port Angeles, WA 98362

And virtually: Link, call, and login information will be available one week before our scheduled meeting on our website at

<https://peninsulapha.org/>

Secretary  
Seal:



  
Board Chair