

Serenity House of Clallam County

2025 Annual Report

Serving Clallam County since 1982

Serenity House of Clallam County strives to be a positive resource for our community. Our seventy employees serve the entire county from Neah Bay to Blynn. We provide rental assistance, housing, shelter and eviction prevention programs. Our goal to help Clallam County reduce homelessness.

Thank You for your support



Table of Contents

Serenity House of Clallam County Programs.....	3
Financial Overview.....	5
Client Distribution by Program.....	6
Coordinated Entry.....	7
Shelter Department.....	8
Housing.....	9
Youth Services.....	10
Serenity Square.....	11
Homeless Demographics	12
Homeless Demographic	13
2025 Advocates	14
2025 Donors	15
Community Partners.....	16



Serenity House of Clallam County Programs

SERENITY HOUSE OF CLALLAM COUNTY is the State of Washington Department of Commerce's designated Coordinated Entry organization in Clallam County. We serve the homeless, at risk of homelessness and underhoused population in the county. We manage programs that serve homeless people that include youth, families, seniors, persons with disabilities, LGBTQ, and immigrants. Our data indicates that Homelessness issues stem from income levels, losing housing, lack of affordable housing, aging, medical bills, mental health, and substance abuse. Our programs range from eviction prevention, rental subsidies, move-in costs, household supplies, placement in one of our 3 permanent supportive housing sites or our emergency shelters. We work with community partners in behavioral health, medical assistance, domestic violence, schools, food banks, and WorkSource to connect people to stabilizing services. We provide representation for homeless and the County's input at the Balance of State, at the County's Homelessness Task Force and Housing Solutions Committees. Serenity House aids 4% of Clallam County residence.

COORDINATED ENTRY (CE) – Serenity House is Clallam County's designated homeless response. (CE) is accessible at Housing Resource Centers located in Port Angeles, Sequim, and Forks. Our agency is the first point of access to housing resources for homeless individuals and families. Our programs are equal opportunity. We connect vulnerable families and individuals to available resources of housing subsidies, eviction prevention, Housing Essential Needs, permanent supportive housing, transitional housing, and homeless shelter. Where services are required beyond housing, we refer to other local agencies who can provide solutions. Our partners provide: education, work, medical, mental health, youth, domestic violence, tribal assistance, elder care, legal, and substance treatment. Our mission is to help people into homes or shelters. Through CE we manage the count of homeless and provide state reporting on housing and homeless annually.

Serenity House of Clallam County Programs

SHELTERS – Serenity House provides a 152-bed adult homeless shelter, and 2 apartment units are reserved for homeless families. Under both programs, guests are offered CE services. The adult homeless shelter is open 24/7 and includes 6 medical respite beds for post-hospital care. We provide a safe bed, drug free environment, showers, laundry, and 3 meals a day. At each shelter type our CE staff visits clients to assist with housing options and determine additional services.

PERMANENT SUPPORTIVE HOUSING – Serenity House owns and operates three apartment sites; two in Port Angeles, one in Sequim. SHCC also owns one in Forks that is operated by Peninsula Housing Authority. There are 61 permanent supportive housing units provided by Serenity House in Clallam County. These sites are “housing first” and “low barrier” as required by our grantors. Housing first and low barrier means people do not have to be substance free to obtain a "30% of their income" rental unit. Most people in the units have no income, are on social security disability income, or social security. For safety we have staff on site 22/7 to provide security monitoring and controlled access. This is to reduce incidents at our sites.

YOUTH – Serenity House’s Youth Services program is a part of CE. Youth as designated by HUD are, "individuals between the ages of 12-24". We have three programs; services only, rapid rehousing, and systems of care. Each program targets young people experiencing homelessness. We make available food, housing assistance, and help youth coming out of systems of care. We also provide housing and shelter case management.

THRIFT STORE – Serenity Thrift Stores have served Clallam County since 1983 . There are three stores: a main thrift store, a furniture boutique, and an appliance store. Our store is in Sequim, and we are an important part of our community and the lives of the people we serve. The thrift store sales covers eleven percent of our revenue. These funds provide cash for expenses not covered by grants.

Financial Overview

Serenity House of Clallam County is a 501(c)3 non-profit agency funded primarily by government grants. We are subject to Federal Government audits annually and use government accounting standards, known as Generally Accepted Accounting Practices (GAAP). Ninety percent of the funds we manage are pass-through funds, meaning rents/utilities/agency operations costs are reimbursed through our grants, requiring a high-dollar cash flow.

During 2024 -2025 Serenity House was focused on finance. We hired Clifton Allen and Lawson (CLA) to provide our annual audits, 941 preparation, and single audit submission. Our financial department registered for financial certification classes that continue through 2026. We were bequeathed funds which allowed us to pay off debt and place funds in interest earning accounts. Our agency was audited by Commerce for 4 contracts in 2025, all passed with no findings.

The agency went out to bid through our broker for property insurance and selected Philadelphia Insurance agency. We reduced costs by roughly 3% per year. We have separate insurance riders for Burke Place and Cyber Security.

2025 we addressed, with outside agencies, our cyber security. Astound provided 15,000 dollars to upgrade our platform to fiberoptics, new internet connections and new phone systems were installed in Port Angeles and Sequim sites (7 Locations). After new system install, the agency contracted Pacific Office Equipment to install, monitor and manage, business systems, firewall, copy machines and platforms.

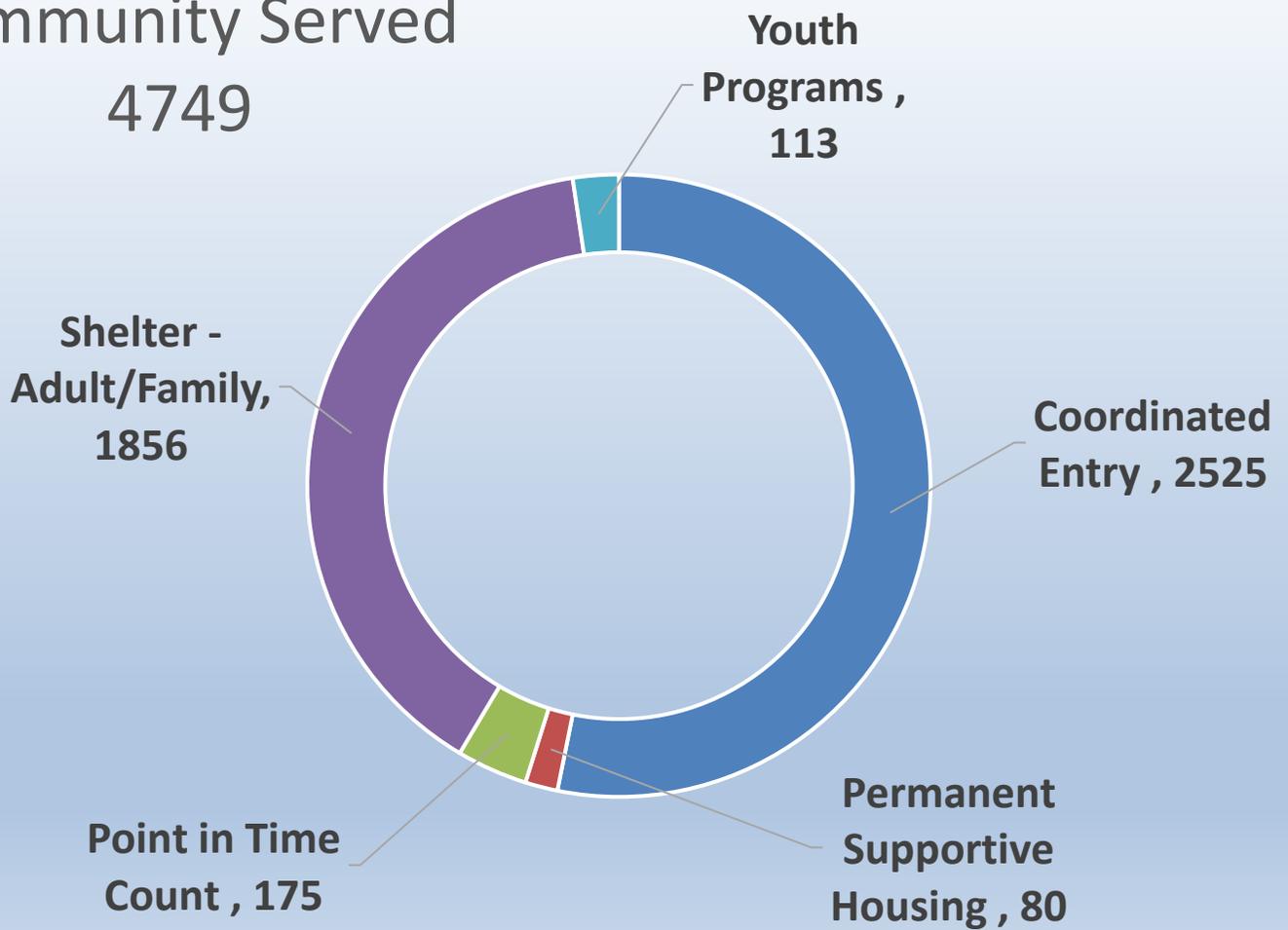
Federal administrative changes have brought real challenges to the agency. Commerce (State) and HUD (Federal) have conflicting definitions and goals. Government shutdown delayed contracts, and in some cases, there was state level litigations to get our renewal contracts released. During this time, we paid \$32K per month for rents and services on behalf of government programs. By January 2026 all contracts we released, and we were able to be reimbursed funds.

At risk changes in government contracting continue to be unknown, most likely for the near future. In 2025 we were able to stabilize by connecting with our state and federal representatives to ensure legislature and laws will continue to protect the low income and homeless and have been supported by state through legal state challenges.

Serenity House of Clallam County 2025 Annual Report

Community Served

4749



Department	Households Served	Project Income	Project Expense	Variance
Coordinated Entry	2525	\$2,271,691.00	\$2,303,009.00	(\$31,318.00)
Permanent Supportive Housing	80	\$1,135,735.00	\$1,253,722.00	(\$117,987.00)
Point in Time Count	175	NA	NA	NA -
Adult and Family Shelter	1856	\$1,384,201.00	\$1,457,149.00	(\$72,948.00)
Youth Programs	113	\$206,647.00	\$237,327.00	(\$30,680.00)
Thrift Store		\$802,176.00	\$701,588.00	\$101,658.00
Total Program Dollars	4749	\$5,800,449.00	\$5,951,724.00	(\$151,275.00)

1

Coordinated Entry

2203 W 18th St. Port Angeles, Washington



Expense: \$2,303,009.12 Grant \$2,271,691.36 Staff: 10 People served: 2525

Paid to: Landlords/utility - \$1,344,872.99 Other Client direct \$85,597.14

Clallam County Coordinated entry offices are in Port Angeles, Forks, and Sequim. Serenity House is a voting member of: Washington States – Balance of State Continuum of Care. We are on the board of: County Sub Committee-Housing Solutions Committee, and Department of Health and Human Services, and the Homelessness Task Force. We advocate for homeless services, rental programs and other needs required to reduce homelessness.

2025 There are programs covering Homeless Youth, Seniors, families and individuals, each program has its own applicant qualification. All programs provide funding for one of the following supports.

- **Eviction prevention**
- **Rental subsidies**
- **Shelter Housing referrals**
- **Rent move-in costs**
- **Assistance for people coming out of systems of care**
- **Household Essential Needs - free supplies**
- **Referrals to Permanent Supportive and Transitional Housing**
- **Pay Landlords and Utility companies directly on behalf of client**
- **Client referrals to other support/other agencies**

2025 Accomplishments:

- **Contracted with the Makah tribe to provide services in Neah Bay area**
- **Coordinated Entry staff are represented in over 5 agencies outreach programs**

2026 Goals:

- **Open Family Shelter for Blue Flag at the main Serenity House Administration Building.**
- **Start Rent 101 training for County Applicants**

2

Emergency Shelter Services

2321 W 18th St. Port Angeles, Washington



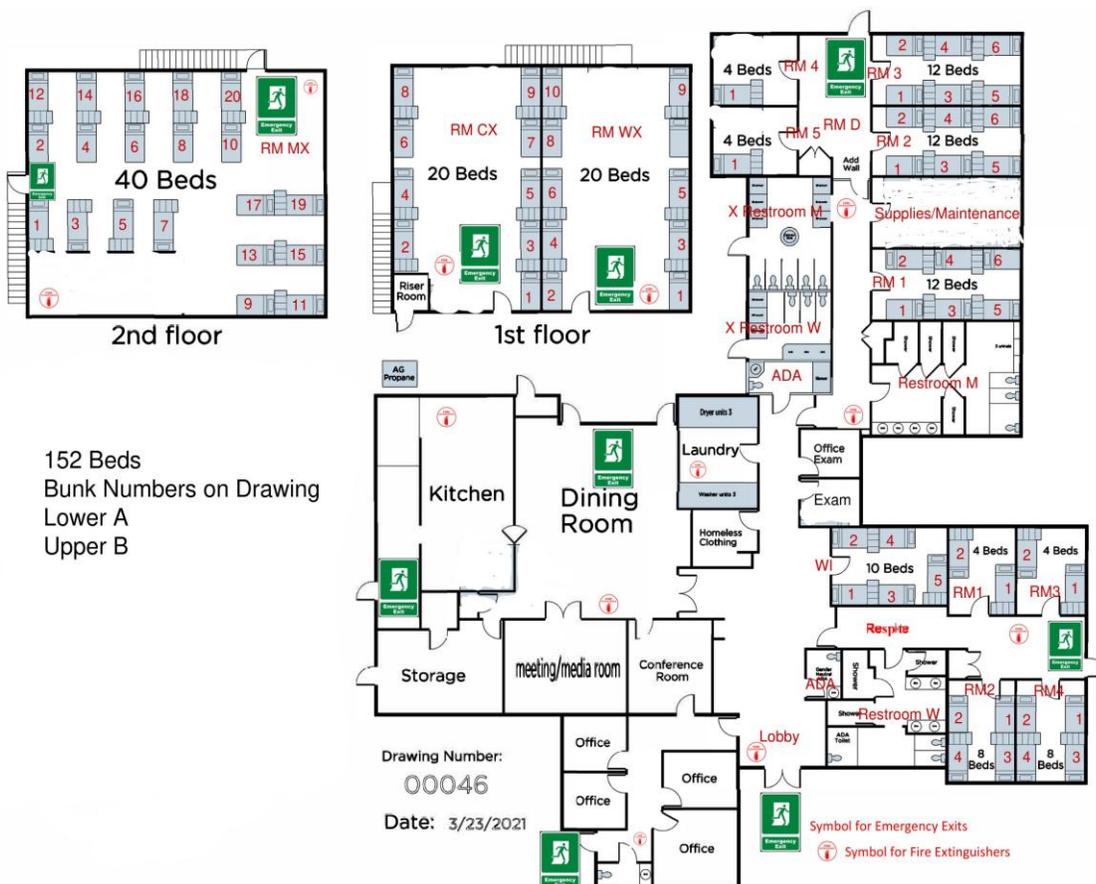
Expense: \$1,457,149.01 Grant: \$1,384,201.22 Staff: 19 People served: 1,856
 Bed-nights: 38,099, Meals served: 47,206 Average bed night cost: \$38.24 including meals

2025 Accomplishments:

- Stopped Police trespass on drug issues and now require persons wanting to stay and work on behavior issues to contract with partner agencies to help with addiction and or mental health
- Department of Health and Human Services and grantor increased capacity for food by addition of two new refrigeration units and repair of existing refrigeration, total cost \$200K. This allows for better stocking of food and allows for us to provide emergency services if required.
- Worked with Police to enforce no parking in front of shelter and property
- Serenity House provides total funding for Family Shelter - 2 apartment units.

2026 Goals:

- Strengthen mental health, substance abuse, and medical resource partnerships
- Start training sessions with Washington State WorkSource at the shelter. Take client to WorkSource for Jobs.
- New Cafeteria Tables and Chairs to mitigate fire safety evacuations



3

Permanent Supportive Housing

2203 W 18th St. Port Angeles, Washington



Expenses: \$1,253,722.37 Grants: \$1,135,735.24 Staff: 13 Households served: 80

Our Housing programs are funded with operations grants through HUD and Commerce. Sites are Low-Barrier, Housing First- Permanent Supportive Housing (PSH) and requires tenants to have been chronically homeless, at or below 30% Area Median Income (AMI) and with disabilities.

- Sunbelt Apartments has 17 units in Sequim.
- Maloney Heights has 28 units in Port Angeles.
- Evergreen Family Village (EFV) has 16 units and 2 units used for Family Shelter in Port Angeles.
- Serenity Court is 10 units of transitional housing owned and operated by Olympic Peninsula Apartments as a tax credit site.



2025 Accomplishments:

- Worked with local agencies and community partners to develop a replacement plan for our Sunbelt Apartments located in Sequim Washington. The new building increases PSH housing availability from 17 to 36 units in 2028.
- We have applied for grants to fund the Sunbelt project, are working with City Planning on permits, and have an architect on retainer. We have provided all soil samples and mitigation testing by the end of the fourth quarter.



2026 Goal:

- Implement first phase of the project



4

Youth Department

2203 W 18th Street Port Angeles, Washington



Expenses: \$237,327.32 Grant: \$ \$206,647.23 Staff: 1 People Served: 113
Landlord paid \$86,813.16 Client Services \$42,734.48

2025 Accomplishments:

- Developed a Youth Outreach program

2026 Goal:

- Develop a coalition of providers and establish a reoccurring meeting for all agencies and organizations that provide youth services within Clallam County.

Youth Grants:

- System of Care (SOC) grant through the Office of Homeless Youth (OHY).
- Youth Homeless Demonstration Program (YHDP) through WA Department of Commerce and HUD.

These programs provide:

- Transportation assistance.
- Phone cards, bus tickets, driver's license/state ID, legal fees.
- Referrals to and from McKinney-Vento.
- Case management and goal setting.
- Rental subsidies and deposits
- Service connections for youth coming out of incarceration.
- Outreach



5

Serenity Square

551 W Washington St. Sequim, Washington



Expenses: \$701,588.00 Revenue: \$ 802,176.00 Operating Expenses: Staff: 15

Serenity Square is located at 551 W. Washington Street in Sequim. The main store sells clothing, furniture, luggage, decorations, crafts, dishware, books, and many other household goods. The Showcase offers a great selection of high-quality furniture, art, collectibles, and many one-of-a-kind treasures. The Appliance store carries electronics, appliances, sporting goods, gardening, and gently used tools.



2025 Accomplishments

- Receive grant to replace roof,
- Received donated fund to repair/replace 2 heat pumps
- Provided clothing and furniture to 162 homeless persons

2026 Goals

- Increase store sales by 10%
- More advertising (Radio, Newspaper, and possibly YouTube)
- Decrease store spending

Thank you to our volunteers!

Aleta S.
Arnie D.
Donna C.
Donna H.
Ellen N.
Faye H.

Gwen M.
Helga B.
Jean G.
Judy
Judy G.
Kathy S.

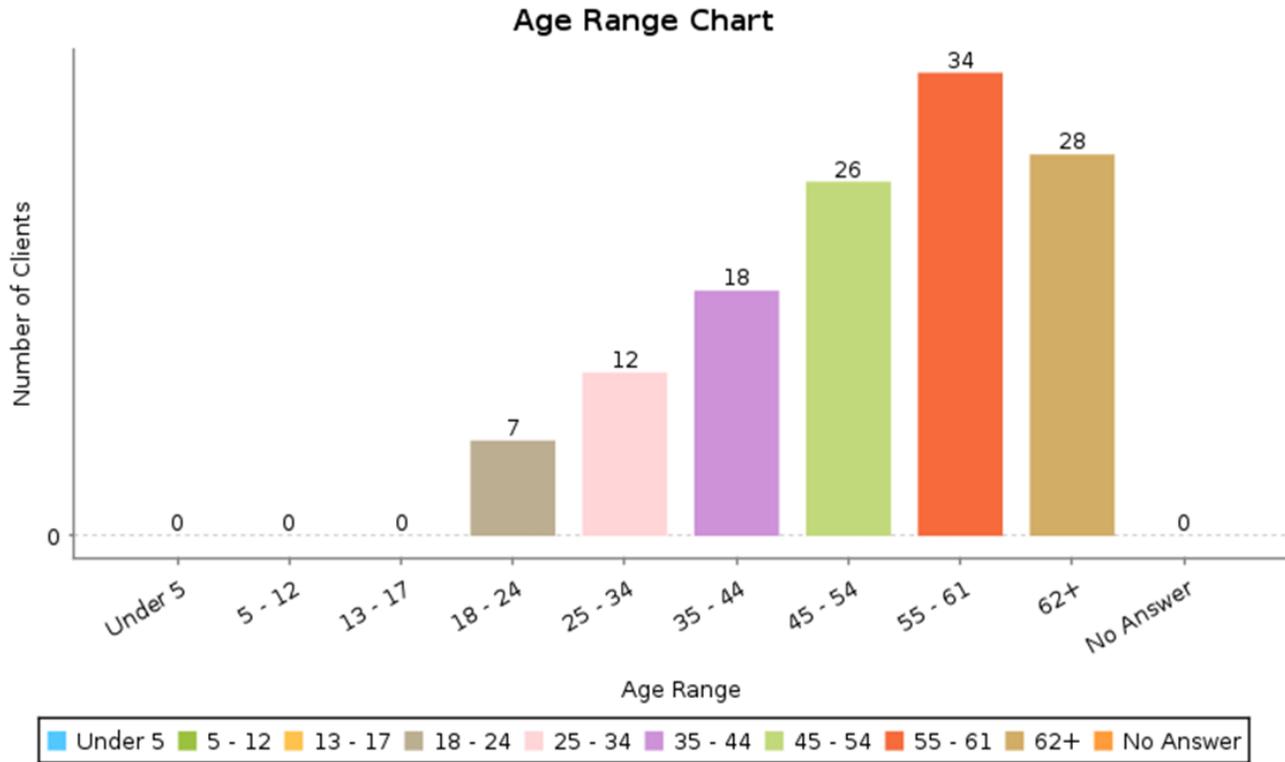
Lucy C.
Mary M.
Pat S.
Peter I.
Rita T.
Sandra G.
Tom T.

Sheldon R.
Sue L.
Sue S.
Susan M.
Debbie E.
Patty
Carrie B.

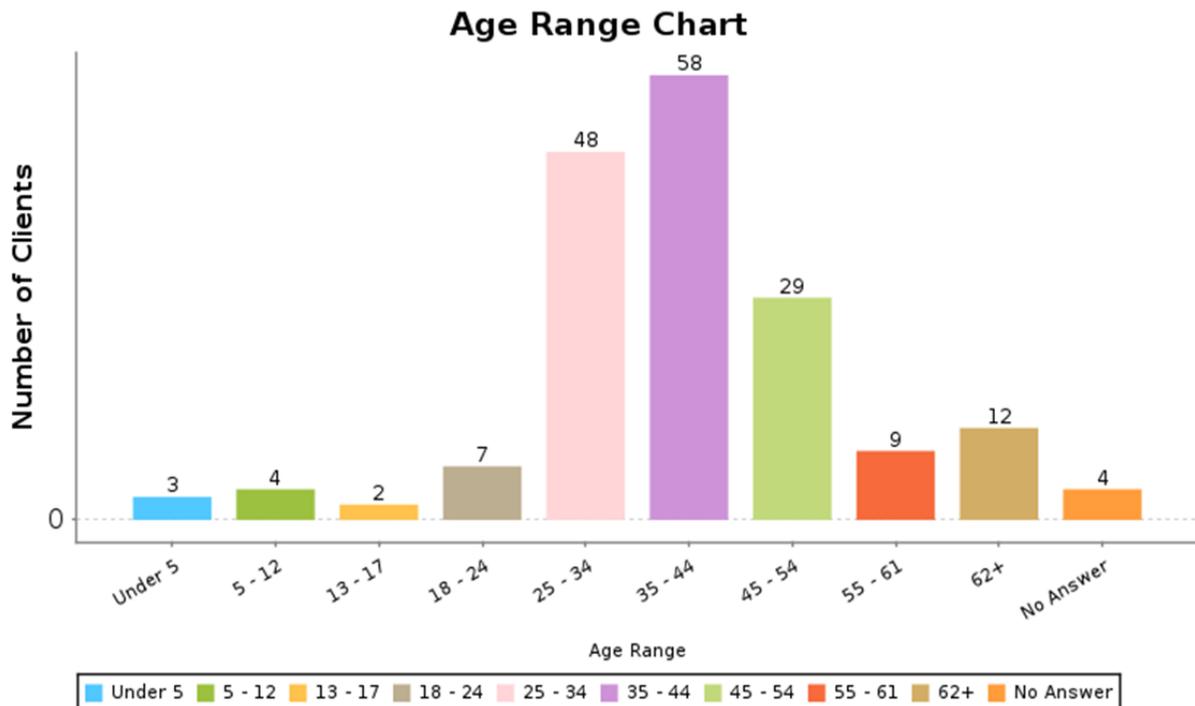
2025 Homeless Demographics

Homeless Management Information System Department of Commerce
175 unsheltered Sheltered 125 total 310

49% of those Sheltered at Serenity House are over 55 years old



60% of those Unsheltered are 25 to 44 years old.
Both Shelter and Unsheltered are 62% male.

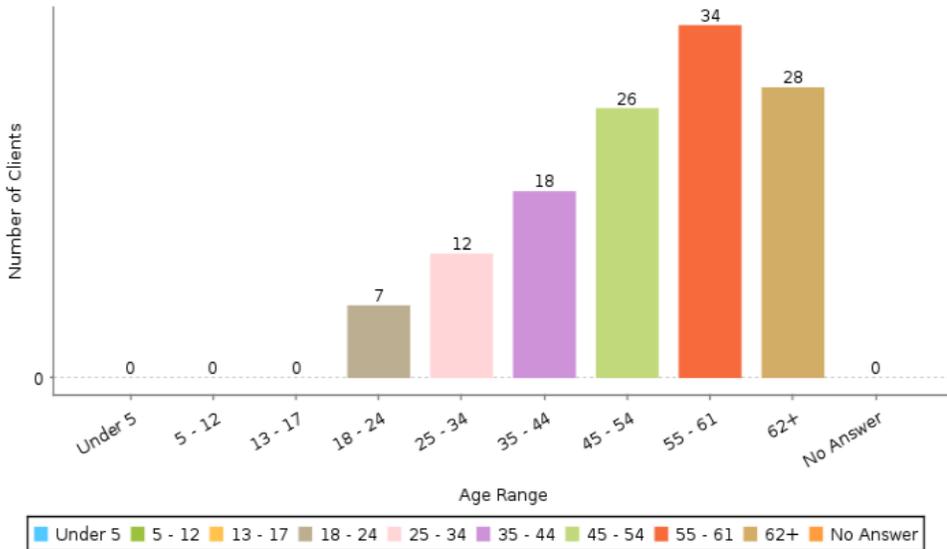


2025 Homeless Demographics

Homeless Information Management System Department of Commerce

125 sheltered

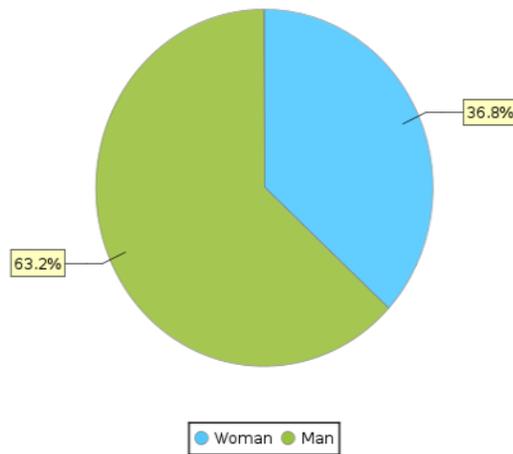
Age Range Chart



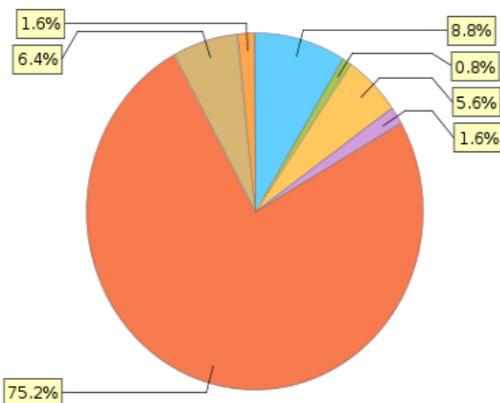
49% sheltered population are over 55

63% are Male

Gender Chart



Race and Ethnicity Chart



75% are White

● American Indian, Alaska Native, or Indigenous
 ● Asian or Asian American
 ● Black, African American, or African
 ● Native Hawaiian or Pacific Islander
 ● White
 ● Multiracial
 ● Client doesn't know / prefers not to answer

2025 Our Advocates

Platinum Advocates \$10,000+

- Wilder Auto Center
- Grocery Outlet
- Daniel and Nancy Hudgings

Gold Advocates \$5,000 - \$10k

- Julie Fisher
- Gerald Culhane
- Dr. Gerald and Nancy Stephanz

Silver Advocates \$1,000 - \$5k

- Swain's General Store
- Myrna Schaaf
- Tracy Smith
- Stephen McDonnell
- Richard Labrecque
- Schwab Charitable
- Ken and Jean Roberts
- Miriam Childers
- Marian Birch
- Peter and Vaughnetta Barton
- Trinity United Methodist Church
- Per Saelid
- Denise Bennett and Sandra Tatro
- D A Davidson
- Jay and Roseline Tomlin
- Chris Cefalu
- Mike Shonsey
- Stephen Zenovic and Nina Pitts
- Community Foundation of the North State
- Paul and Sheri Stutesman
- Lori Dey

Bronze Advocates \$500 - \$1k

- *Peninsula Church of God*
- *Constance Engvall*
- *Alan Averill*
- *Richard and Nada Yorke*
- *George Rampp*
- *Supriya Jayadev*
- *Randall and Carol Johnson*
- *Patty Miller*
- *James P. McBrier*
- *Locomotive Breath, a Tribute to Jethro Tull*
- *Dick J. Van Calcar*
- *Nancy K. Renkiewicz*
- *Women of St. Joseph Catholic Church*
- *Craig Payne*
- *David Mattern with co-donor Pam Wilder*

Your Donations Bring Clallam County Home

2025 Donors

Richard Abriani	Irene Ceehorne	Supriya Jayadev	Nancy Renkiewicz	Lisa Welcher
Sarah Adams	Chris Cefalu	Brian King	Kenneth Roberts	Scott Welcher
Suzy Ames	Alex & May Cheung	Rick Kirkwood	Betsy Robins	Kim & Pam Wennerberg
Denise Bennett and	Miriam Childers	Mary Kirkwood	Penney Sanders	Pam Wilder
Sandra Tatro	Elinor Clausen	Kim Krutilla	Shawna Saperstein	Veronica Williamson
Jodi Anderson	Ellen Cool	Joseph Lackey	David Schaaf	Matthew Wilson
Johnny Ankrom	Laurel Cripe	Suzanne Lambeth	Myrna Schaaf	Erica Winfield
Laurie Atkisson	Mickey de la Rocha	Ashley Lowe-Thaens	Beverly Schaaf	Marthe Witte
Alan Averill	Lori Dey	Sharon Maggard	Carole Scholl	Sandra Wolf
Cathryn Baker	Ryan DeYear	David Mattern	Michele Scouten	Nicholas Yannaccone
Gayle Baker	Steve Doig	Patty Miller	Mike Shonsey	Richard and Nada Yorke
Vanessa Barrington	Nancy Dubois	Christine Miner	Tina Smith	Peninsula Church of God
Morgan Bartholick	Bob and Carol Dunlap	Mary Minton	Morgan Smith	Unity in the Olympics
Peter and	Melissa Dzeba	Belicia Muñoz	Tracy Smith	Pacific Rim Hobby
Vaughnetta Barton	Constance Engvall	Ann Murakami	Gerald and Nancy	Yodelin Broth Company
Rebecca Baudino	Seth Evalt	Erin Kate Murphy	Stephanz	Michael Carpenter CPA &
Sue Bentley	Julie and Kelly Fisher	Kirsten Nielsen	Susan Stevens	Assoc PS
Beth Biasell	Janet Flatley	Betsy Noland	Katherine Stevenson	Women of St. Joseph
Susan Blalock	Mike French	Roger and Maura Oakes	Michael Stolp	Catholic Church
Jane & Stephen Born	Lacey Fry	Jean Odell	Pete Stuart-Lovell	Rotary Club of Port Angeles
Sam Bowser	James and Laverne	Community of the North State	Paul and Sheri	Club
Ken Brady	Fryxell	Nancy Ostlund	Stutesman	Frontstream
Julie Brayton	Marla Garr	Mary Parker	Jay & Roseline Tomlin	Unity in the Olympics
Paul Brown	Michele Haldi	Judith Pasco	Sandra Vahsholtz	The Lodge at Sherwood
Leslie Campbell	Mark and Patricia	ROBERT PAULY	Dick Van Calcar	Village
Brenda Carpenter	Hannah	Craig Payne	Tamara Vanover	
Nathan Carter	Ann Harris	Stephen Zenovic and Nina Pitts	Kelly Ward	
Stephen Carter	Donna Heien	Trent Pomeroy	Patricia Warner	
Ted Castro	Jeene Hobbs	Dan Powers		
	Lori Hunt	Brendon Rager		
	Jolene Huntington-Sanborn			

Supporting Organizations

Field Arts and Events Hall	Peninsula Worldwide Church of God	7 Cedars Casino
Fidelity Giving Marketplace	Port Angeles Community Playhouse	929 Wood Fire Grill
First Presbyterian Church	Port Angeles Symphony Orchestra	All In Arts Studio
Grocery Outlet – Port Angeles	Rhode Island Foundation	Amazon Smile
Harbinger Winery	Rotary Club of Port Angeles	Angeles Furniture
Holy Trinity Lutheran Church	Sabai Thai	Basket of Love
Inside by Van Dyke Hardwood Floors	Schwab Charitable	Bella Italia
Juan de Fuca Foundation for the Arts	Sergio's Hacienda	Benevity Fund
La Bella Nails	Sweet Spot Frozen Yogurt	Blackbaud Giving Fund
LeMay – America's Car Museum	Target Circle	Bright Funds
Mighty Cause Charitable Foundation	The Goat & The Radish	Callis and Associates
Network for Good/Bonterra Tech	The Haven	Camaraderie Cellars
Next Door Gastropub	United Way of Clallam County	Clallam Catholic
Oak Table	Unity in the Olympics	Clallam Mosaic
Olympic Cellars	Vanguard Charitable	Community of the North State
Olympic Theatre Arts	Wal-Mart	Country Aire, Inc.
Original Grounds Coffee Co.	Wells Fargo Foundation	Empossible Eden Cafe
Pivotal Enterprises		

Your Donations Bring Clallam County Home 15

None of our work would be possible without these partners!
Thank you for your support!



Washington State
Department of
Commerce



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Clallam County
Washington



**First Fed
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WILDER AUTO
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COMMUNITY CLINIC

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**MARIPOSA
HOUSE**



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HEALTH

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Port Angeles Food Bank

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for Humanity[®]**

**FOOD
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HUNGER DOESN'T HAVE TO HAPPEN



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& Health Services
Transforming lives



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bargain market