

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

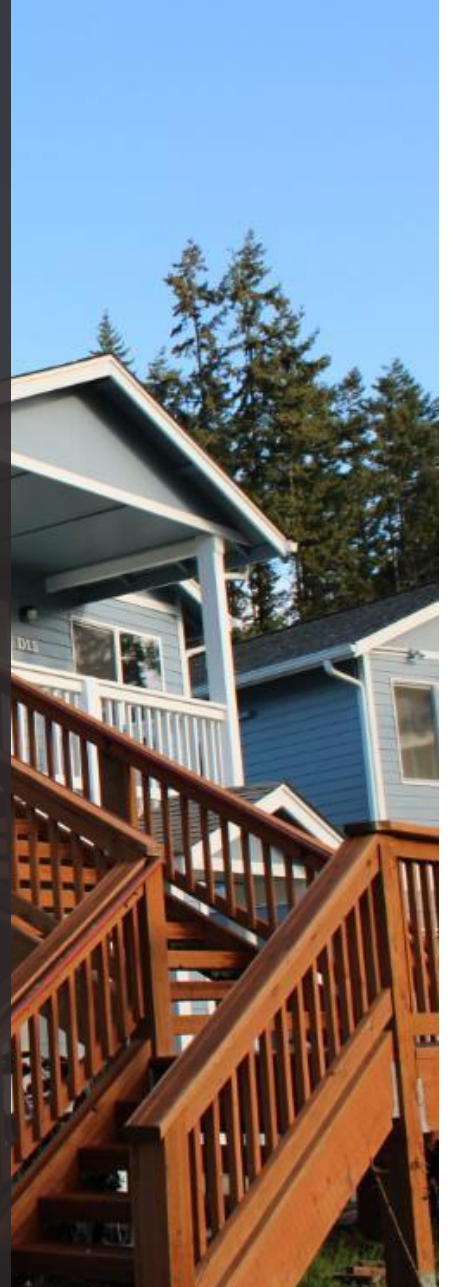


Table of Contents

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.

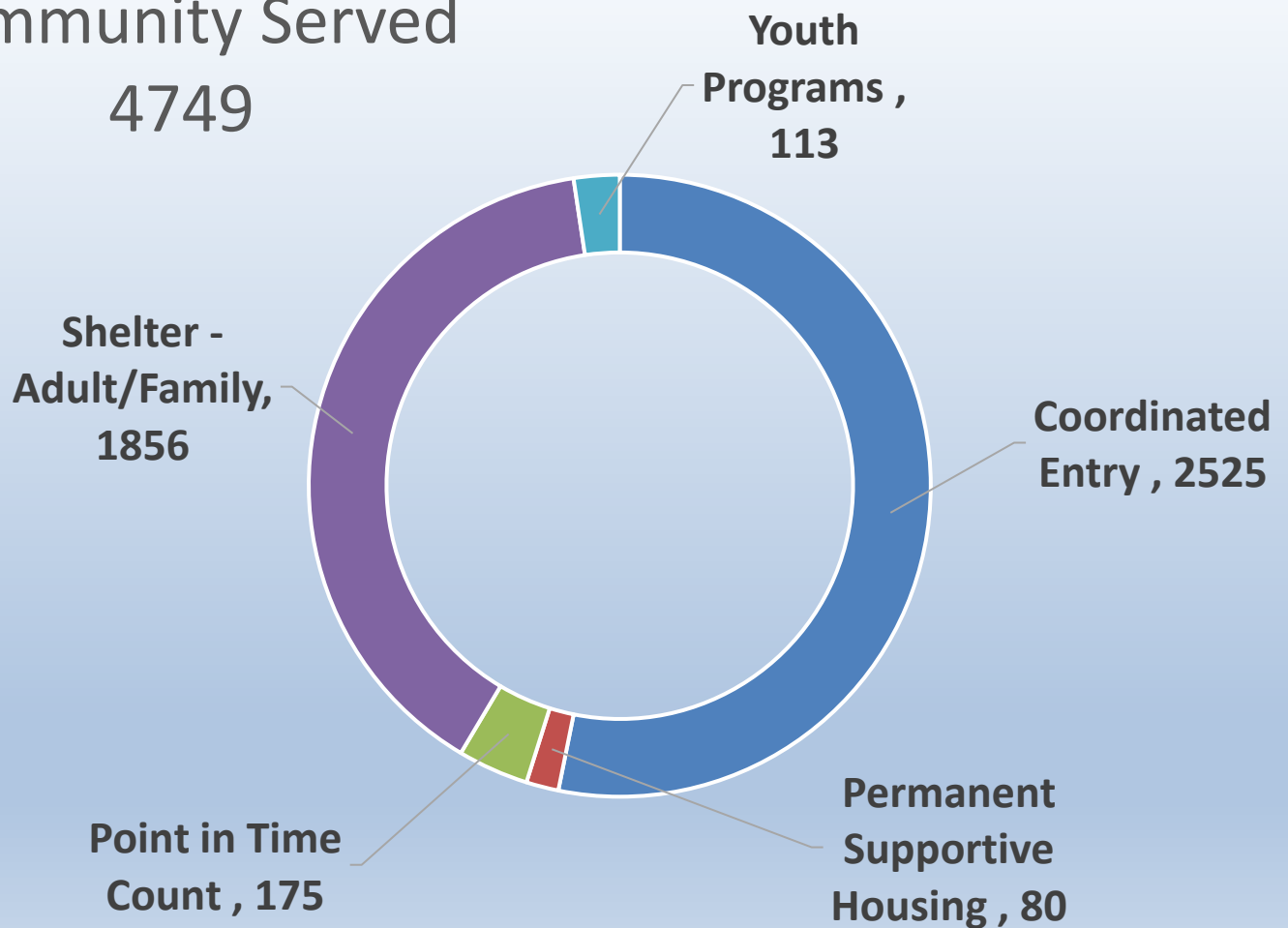
2025 we addressed, with outside agencies, our cyber security. Astound provided 15,000 dollars to upgrade our platform to fiberoptics, new internet connections and new phone systems were installed in Port Angeles and Sequim sites (7 Locations). After new system install, the agency contracted Pacific Office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

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

8

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





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**





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.

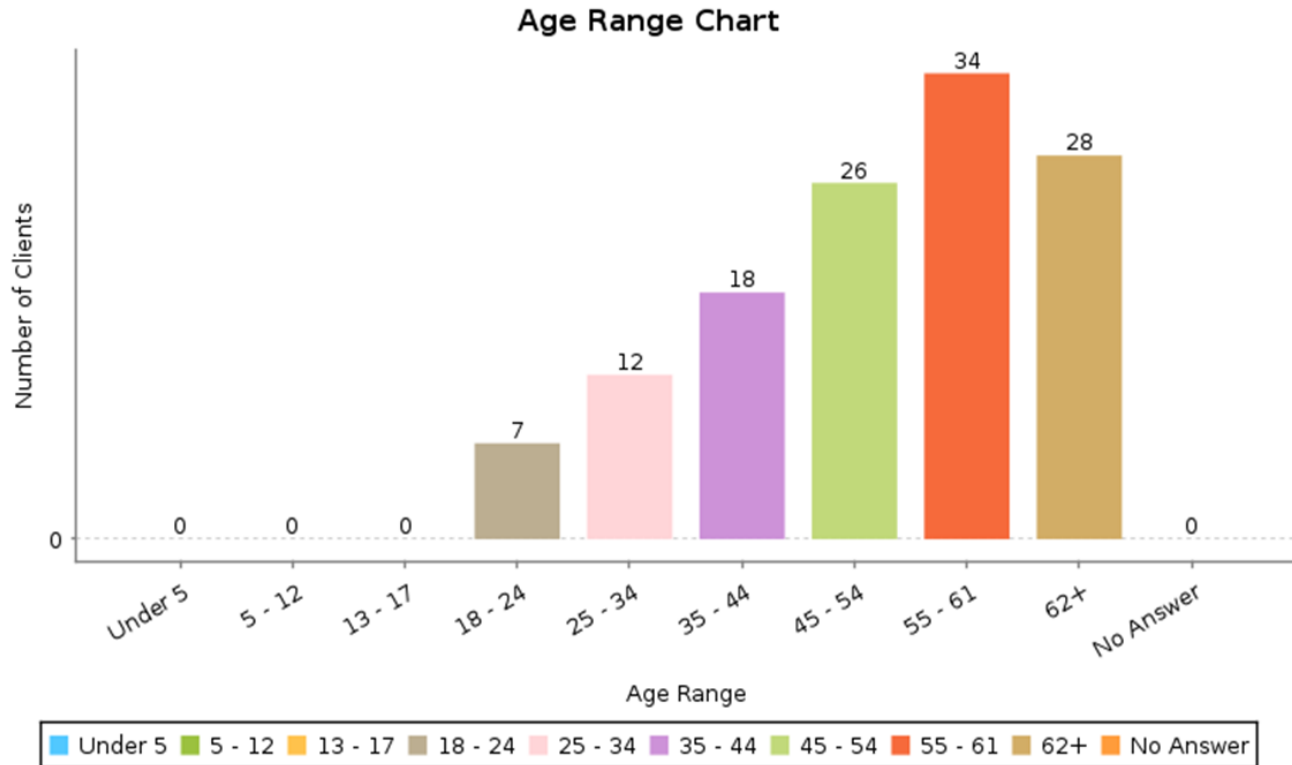
Sheldon R.
Sue L.
Sue S.
Susan M.
Debbie E.
Patty
Carrie B.

2025 Homeless Demographics

Homeless Management Information System Department of Commerce

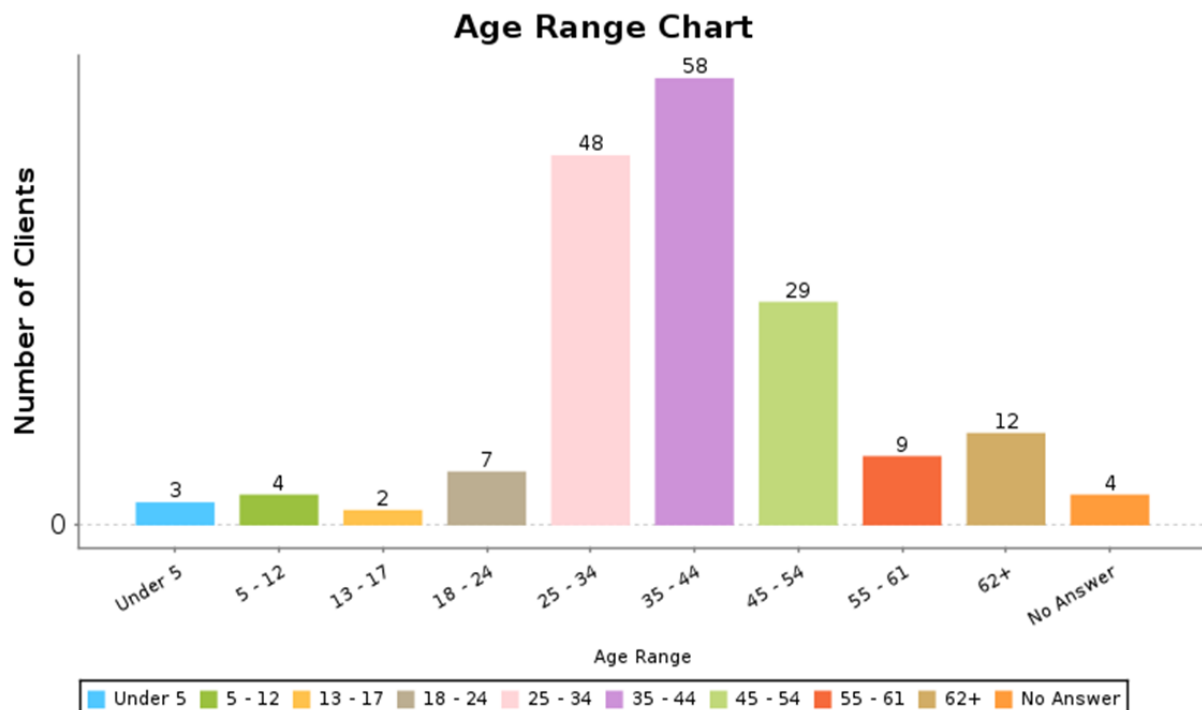
175 unsheltered Sheltered 125 total 310

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



60% of those Unsheltered are 25 to 44 years old.

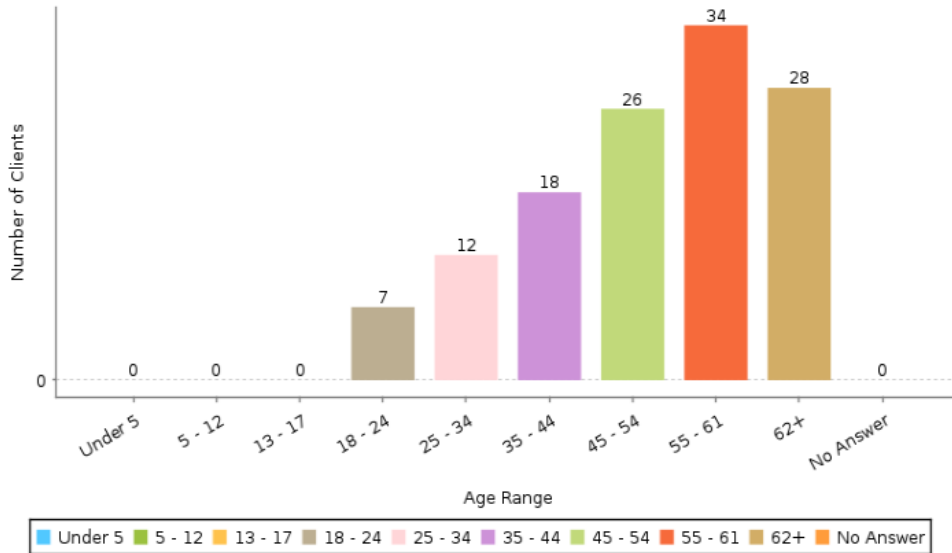
Both Shelter and Unsheltered are 62% male.



2025 Homeless Demographics

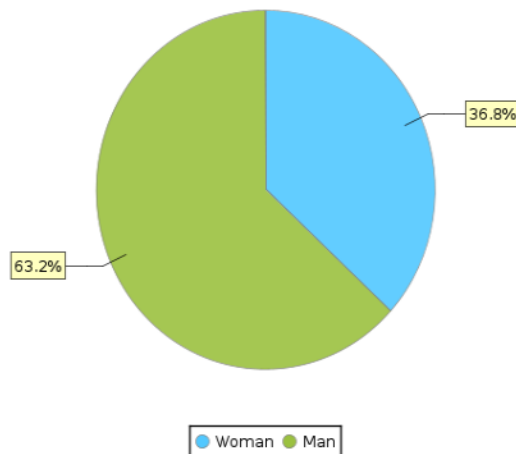
Homeless Information Management System Department of Commerce
125 sheltered

Age Range Chart



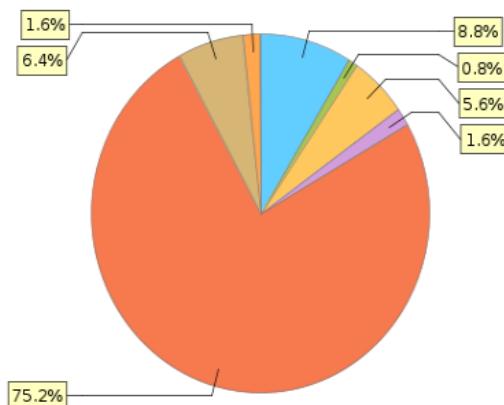
49% sheltered
population are over 55

Gender Chart



63% are Male

Race and Ethnicity Chart



75% are White

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
Sarah Adams
Suzy Ames
Denise Bennett and
Sandra Tatro
Jodi Anderson
Johnny Ankrom
Laurie Atkisson
Alan Averill
Cathryn Baker
Gayle Baker
Vanessa Barrington
Morgan Bartholick
Peter and
Vaughnetta Barton
Rebecca Baudino
Sue Bentley
Beth Biasell
Susan Blalock
Jane & Stephen Born
Sam Bowser
Ken Brady
Julie Brayton
Paul Brown
Leslie Campbell
Brenda Carpenter
Nathan Carter
Stephen Carter
Ted Castro

Irene Ceehorne
Chris Cefalu
Alex & May Cheung
Miriam Childers
Elinor Clausen
Ellen Cool
Laurel Cripe
Mickey de la Rocha
Lori Dey
Ryan DeYear
Steve Doig
Nancy Dubois
Bob and Carol Dunlap
Melissa Dzeba
Constance Engvall
Seth Evalt
Julie and Kelly Fisher
Janet Flatley
Mike French
Lacey Fry
James and Laverne
Fryxell
Marla Garr
Michele Haldi
Mark and Patricia
Hannah
Ann Harris
Donna Heien
Jeene Hobbs
Lori Hunt
Jolene Huntington-Sanborn

Supriya Jayadev
Brian King
Rick Kirkwood
Mary Kirkwood
Kim Krutilla
Joseph Lackey
Suzanne Lambeth
Ashley Lowe-Thaens
Sharon Maggard
David Mattern
Patty Miller
Christine Miner
Mary Minton
Belicia Muñoz
Ann Murakami
Erin Kate Murphy
Kirsten Nielsen
Betsy Noland
Roger and Maura Oakes
Jean Odell
Community of the North State
Nancy Ostlund
Mary Parker
Judith Pasco
ROBERT PAULY
Craig Payne
Stephen Zenovic and Nina Pitts
Trent Pomeroy
Dan Powers
Brendon Rager

Nancy Renkiewicz
Kenneth Roberts
Betsy Robins
Penney Sanders
Shawna Saperstein
David Schaaf
Myrna Schaaf
Beverly Schaaf
Carole Scholl
Michele Scouten
Mike Shonsey
Tina Smith
Morgan Smith
Tracy Smith
Gerald and Nancy
Stephanz
Susan Stevens
Katherine Stevenson
Michael Stolp
Pete Stuart-Lovell
Paul and Sheri
Stutesman
Jay & Roseline Tomlin
Sandra Vahsholtz
Dick Van Calcar
Tamara Vanover
Kelly Ward
Patricia Warner

Lisa Welcher
Scott Welcher
Kim & Pam Wennerberg
Pam Wilder
Veronica Williamson
Matthew Wilson
Erica Winfield
Marthe Witte
Sandra Wolf
Nicholas Yannaccone
Richard and Nada Yorke
Peninsula Church of God
Unity in the Olympics
Pacific Rim Hobby
Yodelin Broth Company
Michael Carpenter CPA &
Assoc PS
Women of St. Joseph
Catholic Church
Rotary Club of Port Angeles
Club
Frontstream
Unity in the Olympics
The Lodge at Sherwood
Village

Supporting Organizations

Field Arts and Events Hall
Fidelity Giving Marketplace
First Presbyterian Church
Grocery Outlet – Port Angeles
Harbinger Winery
Holy Trinity Lutheran Church
Inside by Van Dyke Hardwood Floors
Juan de Fuca Foundation for the Arts
La Bella Nails
LeMay – America's Car Museum
Mighty Cause Charitable Foundation
Network for Good/Bonterra Tech
Next Door Gastropub
Oak Table
Olympic Cellars
Olympic Theatre Arts
Original Grounds Coffee Co.
Pivotal Enterprises

Peninsula Worldwide Church of God
Port Angeles Community Playhouse
Port Angeles Symphony Orchestra
Rhode Island Foundation
Rotary Club of Port Angeles
Sabai Thai
Schwab Charitable
Sergio's Hacienda
Sweet Spot Frozen Yogurt
Target Circle
The Goat & The Radish
The Haven
United Way of Clallam County
Unity in the Olympics
Vanguard Charitable
Wal-Mart
Wells Fargo Foundation

7 Cedars Casino
929 Wood Fire Grill
All In Arts Studio
Amazon Smile
Angeles Furniture
Basket of Love
Bella Italia
Benevity Fund
Blackbaud Giving Fund
Bright Funds
Callis and Associates
Camaraderie Cellars
Clallam Catholic
Clallam Mosaic
Community of the North State
Country Aire, Inc.
Empossible Eden Cafe

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



UNITED WAY **CLALLAM COUNTY**
Washington
Clallam County



**First Fed
Foundation**



WILDER AUTO
YOU CAN COUNT ON US!



OLYMPIC PENINSULA
COMMUNITY CLINIC

REdisCOVERY

**MARIPOSA
HOUSE**

OlyCAP



**MEDINA
FOUNDATION**

KSQM
Kindred Spirits,
Quality Music

**Peninsula
Behavioral
HEALTH**

**MOLINA
HEALTHCARE**



Port Angeles Food Bank

Walmart



**Habitat
for Humanity**

**FOOD
LIFELINE**

HUNGER DOESN'T HAVE TO HAPPEN

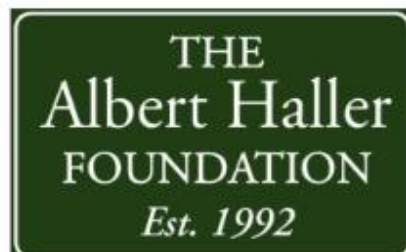


**SOUND
COMMUNITY BANK**

SEQUIM



FOOD BANK



**GROCERY
OUTLET**
bargain market