

2026

Clallam County Coordinated Entry

ANNUAL REPORT



Coordinated Entry -
Clallam County Data

Homeless
Statistics

Coordinated Entry
Data

Area Median
Income and Other
Placements

Serenity House
Shelter

5 Year Local
Homelessness Plan:
Goals, Actions, Status

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Executive Summary

The Clallam County annual report fulfills RCW 43.185C.045 annual report requirements to include population, demographics, housing units available, annual Point In Time (PIT) count data, funding and expenditures, number of community members served, and Clallam County Homeless Response Services. The report does not cover workforce information, however, compares local median income with rental costs and subsidy fair market value index for 2026.

Contributors to this report include information from the Homeless Task Force members, Housing Solutions Committee members, and referenced agencies that have provided their own data.

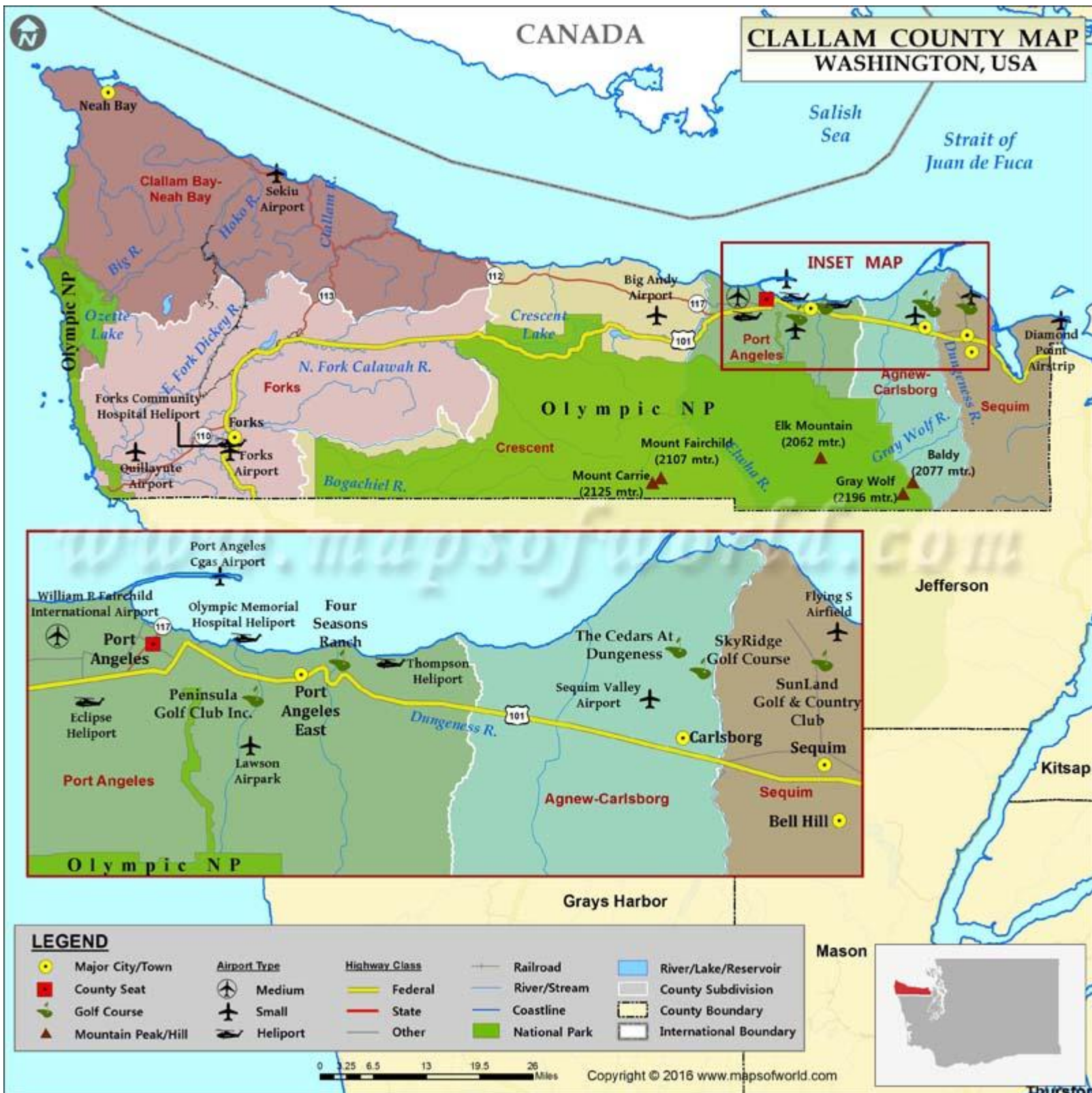
Demographic information was extracted from the Washington State Office of Financial Management (OFM) and the Washington State Employment Security Department (ESD). Clallam County financial data was used from the Consolidated Homeless Grant annual expenditure report. Data from the Homelessness Management Information System (HMIS) is used in this report as well.

This report is not meant to draw conclusions, but to report the current economic and homelessness conditions, trends, and the response from the Clallam County Homeless Service Providers in 2026.

Thank you to all the contributors!

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Clallam County Map



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Washington State Office of Financial Management 2026

Population – Clallam County

Population Area	2024	2025	2026
Clallam	78,550	78,650	79,250
Unincorporated	46,320	46,735	46,765
Incorporated	32,230	32,275	32,485
Forks	3,415	3,425	3,510
Port Angeles	20,410	20,440	20,370
Sequim	8,405	8,440	8,605

Housing Units – Clallam County

Jurisdiction	2024 Postcensal Estimate of Total Housing Units	2025 Postcensal Estimate of Total Housing Units	2026 Postcensal Estimate of Total Housing Units
Clallam County	38,862	39,090	39,345
Unincorporated Clallam County	23,109	23,270	23,413
Incorporated Clallam County	15,753	15,820	15,932
Forks	1,457	1,473	1,495
Port Angeles	9,718	9,759	9,714
Sequim	4,578	4,588	4,723

Race demographics — county population vs. 2026 PIT Count

Sources: WA Commerce; Clallam PIT Count, Jan. 29, 2026. PIT race reported for 301 of 323 people; counts calculated from reported shares.

Race	Population	Percentage	2026 PIT Count %
White	64,256	82.81%	75.3%
Two or more races	6,808	8.77%	5.33%
Native American	2,815	3.63%	8.33%
Other race	1,699	2.19%	6.00%
Asian	1,312	1.69%	.33%
Black or African American	670	0.86%	4.35%
Native Hawaiian or Pacific Islander	33	0.04%	.33%

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Median Income & Area Poverty

Clallam County's average per capita income is \$42,424. Household income levels show a median of \$67,999. The poverty rate stands at 10.78%.*

According to 2020 U.S. Census Bureau data, Clallam County ranks as the 13th lowest county with a median household income of \$55,090. That's 28.5% below the state average and 15.2% below the national average.

The data reveals that 22.3% of households in Clallam County earn more than \$100,000. Conversely, 10.6% of households make less than \$15,000.

57% of residents are struggling financially.

At \$17.13 per hour, a full-time minimum-wage worker earns approximately \$35,630 annually before taxes - between 50% and 60% of Area Median Income for a one-person household.

Clallam County HUD Area Median Incomes (AMI)

Clallam County HUD	1 person	2 person	3 Person	4 person	5 person	6 person	over 7
30% AMI Income	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$35,300	\$37,600
50% AMI Income	\$33,200	\$37,950	\$42,700	\$51,200	\$55,000	\$58,800	\$62,600
60% AMI Income	\$39,840	\$45,540	\$51,240	\$61,440	\$66,000	\$70,560	\$75,120
80% AMI Income	\$53,100	\$60,700	\$68,300	\$75,850	\$81,950	\$94,100	\$100,150

Data Sources

Poverty : <https://worldpopulationreview.com/us-counties/washington/clallam-county>

Census Bureau: <https://www.myclallamcounty.com/2024/07/31/census-clallam-has-one-of-the-lowest-household-median-incomes-in-the-state/>

WCRER: <https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2024/07/Washington-Housing-Market-Report-1st-Quarter-2024-rev.pdf>

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Rental Information

August 2026 Port Angeles asking-rent averages (local proxy for Clallam County):

Aug. 2026	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Apartment*	\$1,500	\$1,550	\$2,500	\$2,500
House*	\$1,450	\$1,867	\$2,400	\$2,400
All rentals*	\$1,500	\$1,867	\$2,400	\$2,500

On August 19, 2026, Zillow displayed 88 rental listings in Clallam County, and Apartments.com displayed 35 rentals. Trulia showed 78 rentals. **On average 70 to 80 rentals are posted each month.** Clallam County continues to experience a shortage of affordable rental housing.

Most rents are well over the HUD reported Fair Market Rates (FMR) for Clallam County.

The below is the maximum subsidy that HUD or Commerce will pay and above is the average rental costs in Clallam County. The difference must be paid by the person receiving the subsidy.

Renter distribution by city for Clallam County and renter data based on based on average means income are on the next page.

Final FY 2026 FMRs By Unit Bedrooms			
Unit	HUD FMR	Asking Rent	Approximate Gap
1 BR	\$949	\$1,500	\$551
2 BR	\$1,245	\$1,867	\$622
3 BR	\$1,741	\$2,400	\$659

Data Sources

- Bedroom rents — Trulia, Port Angeles Rental Market Trends (August 2026). Port Angeles is used as a proxy because no complete current countywide series was available.
- Rental availability — Zillow, Apartments.com, and Trulia (accessed August 19, 2026).
- Fair Market Rents — HUD USER, FY 2026.

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Rental Information

In 2026, Clallam County, Washington, is experiencing a critical affordable housing shortage. The local real estate market exhibits a steep disconnect between median household incomes and housing costs, placing the county among the five worst in the state on the [Housing Affordability Index](#)

Rental Units by Area

Exact figures split by municipal boundaries and unincorporated Census County Divisions (CCDs) break down as follows:

- **Port Angeles (City and surrounding CCD):** ~4,797 renter-occupied units (Port Angeles holds roughly a 46% renter-occupancy share of its occupied housing stock). [[1](#), [2](#)]
- **Sequim (City and surrounding CCD):** ~2,222 renter-occupied units (Sequim holds roughly a 40% renter-occupancy share within city limits). [[1](#), [2](#)]
- **Forks (City and surrounding CCD):** ~911 renter-occupied units. [[1](#)]
- **Unincorporated Rural CCDs (Agnew-Carlsborg, Clallam Bay-Neah Bay, Crescent):** ~1,279 combined renter-occupied units (Unincorporated areas feature higher overall rates of direct homeownership and fewer multi-family complexes). [[1](#), [2](#)]

Countywide Renter Households by Income Group (Area Median Income - AMI). Based on comprehensive housing affordability data for Clallam County, renter distribution across income brackets breaks down as follows:

- **Extremely Low-Income ($\leq 30\%$ AMI):** 1,426 households (15.1%)
- **Very Low-Income (31%–50% AMI):** 844 households (8.9%)
- **Low-Income (51%–80% AMI):** 2,034 households (21.5%)
- **Above Low-Income ($> 80\%$ AMI):** ~5,140 households (54.5%)

Total Renter Households: ~9,444 units/households represented in baseline affordability

45.5% of renter households are at or below 80% AMI.

The next page shows total waiting list for rentals by agency and available apartments, transitional housing or shelter beds in the community.

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Waiting List

The chart below depicts households actively looking for or waiting for open rental units. Note, some households may be on multiple lists.

Looking for or Waiting for affordable rentals	Serenity House of Clallam County	Healthy Families	Peninsula Housing Authority	Peninsula Behavioral Health	Sarges Place	Totals Type
Room Rentals	40	9				49
1 Bedroom /studio	781	11	2707	150	3	3652
2 Bedroom	173	16	254			443
3+ Bedroom	154	11	178		1	344
Total by Agency	1148	47	3139	150	4	4488

Number of housing units 517 by location - Peninsula Housing Authority (PHA)

Property	Program	Units	Set Aside	Income Limits	Owner	Location
Burke Place	HUD 811	14	14 Chronically Mentally Ill	50%	SHCC	Forks
Catherine of Sienna	Low-Income Housing Tax Credit (LIHTC)	30	23 HOMELESS	30%, 40%,50%	LIHTC	Forks
Homestead Apartments	HTF/Project Based Section 8 (PBS8)	16	5 DISABLED	50%	PHA	Forks
Peninsula Apartments	HUD Multi-family	36		50%	PHA	Forks
Wildwood Terrace	USDA 515	56		50%	PHA	Port Angeles
Public Plaza	LIHTC	218	Senior/44 Disabled(DIS)	60%	LIHTC	Port Angeles
Sea Ridge	LIHTC	63	10 HOM/13 DIS/ 13 LARGE HOUSE	30%, 40%, 60%	LIHTC	Port Angeles
Mt. Angeles View Family (NEW)	General low-income housing/PBS8	67		80%	PHA	Port Angeles
Eklund Heights	HOME	13		50%	PHA	Port Angeles
The Outpost	VASH Project Based	4	VETS	30%	NORVHN	Port Angeles

By Agency Housing and shelter supply by type

Housing Units/ Beds	Serenity House	Healthy Families DV	The Answer for Youth	Forks Abuse DV	Sarges Place	Peninsula Behavioral Health	Total
Emergency Shelter Beds	142	18	2	17			179
Permanent Supportive	61			8	32	27	128
Transitional Housing units	10	6		3	8		27
Emergency and Temporary Beds	4		2	5			11

Information above came directly from the named organizations

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Issues Driving Homelessness

ALICE Definition: ALICE stands for **Asset Limited, Income Constrained, Employed**. These are working families who earn more than the federal poverty level, but not enough to afford basic local living costs like housing, food, and healthcare. 57% of households in Clallam County—totaling roughly **20,200 households**—live below the ALICE threshold and are considered financially vulnerable or one emergency away from housing instability. [[1](#), [2](#), [3](#)]

Core Factors

Housing availability continues to be an issue. There is a shortage of available low-income housing and rentals

Low Median Incomes & Poverty: Many households live paycheck-to-paycheck or fall into the ALICE category (Asset Limited, Income Constrained, Employed), making them highly vulnerable to sudden rent hikes or job losses.

Aging Population: Older residents face unique risks, including fixed incomes, high medical debt, the loss of a partner, health, and a lack of affordable nursing or long-term care facilities.

Health and mental People with physical, behavioral-health, or cognitive disabilities face particularly limited housing and long-term-care options in Clallam County. These gaps can make both housing placement and housing stability more difficult.

Substance Use Disorder Remains an issue in Clallam County. However there has been a decrease in deaths from overdoses. Due to multiple harm reduction programs that have been implemented. 2025, 25 deaths were certified by the coroner's office as an accidental drug overdose. This was greatly decreased from 2023 in which there were 46 overdose deaths. Clallam County Total Drug Overdose – Clallam County Coroners report 2025

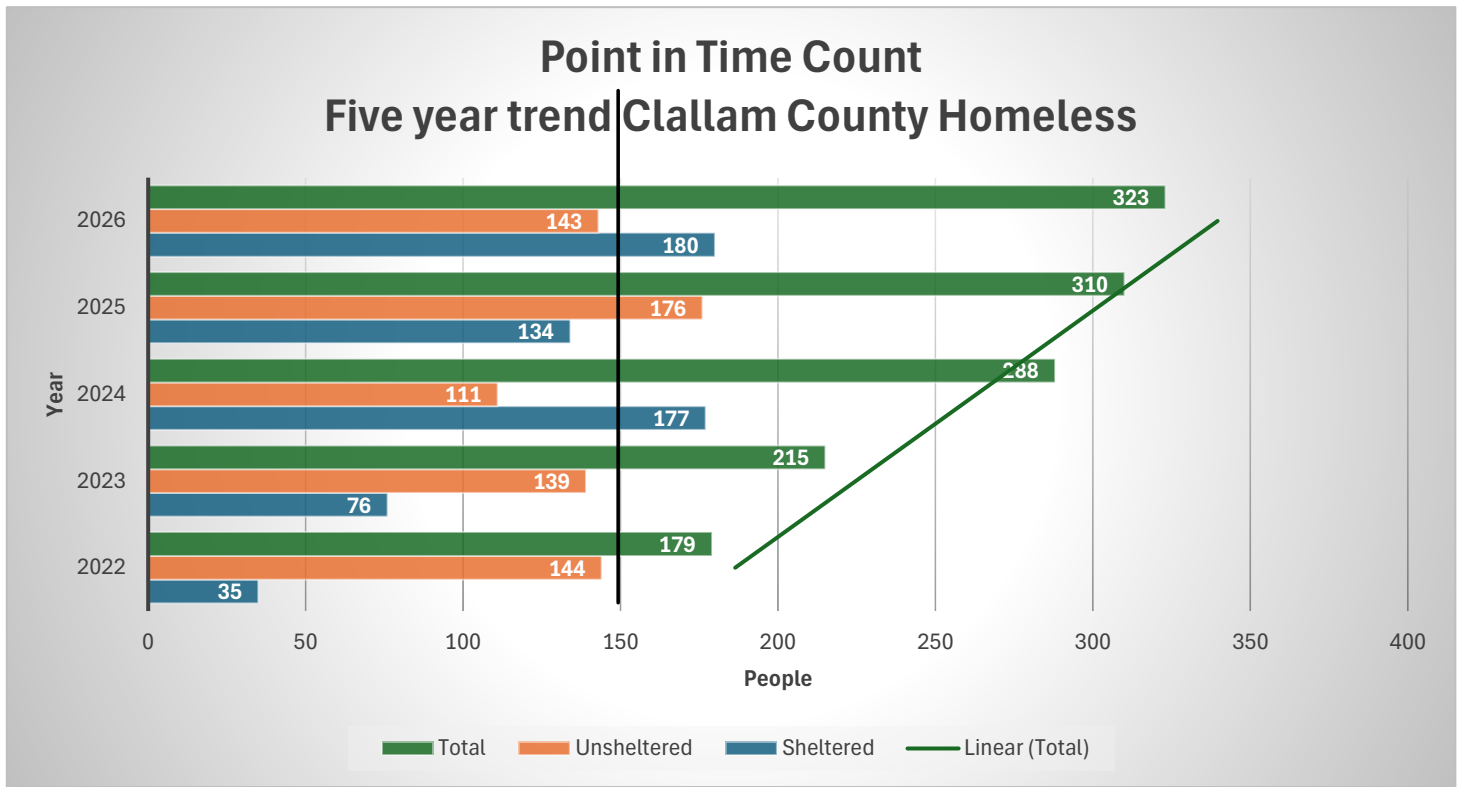
Fact

Clallam County has a population of 79,250 in 2026. The 2026 annual Point in Time count is 323; homeless represent .41% of our community members.



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Point In Time Count



PIT COUNT TRENDS

1. Total homelessness increased (80%) between 2022 and 2026. The increase between 2022 and 2024 Economic factors: Businesses closed during COVID some did not open, housing shortages, availability of rentals, medical bills, led to people living in cars.
2. Sheltered versus unsheltered homeless shifted to more sheltered than un-shelters in 2024. While unsheltered has remained consistent with previous years . The community created beds in 2022 and some of homeless moved into shelter.
3. The senior population of homeless continues to grow due to loss of housing due to hoarding, loss of spouse income, and major health issues, and the lack of low-income senior support long term assisted living and services in the county.

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Federal Housing & Homelessness Funding Outlook — FY2027

The Administration's FY2027 budget proposes significant changes to federal housing and homelessness programs. These are proposed changes and may be modified through the federal appropriations process.

Proposed Change	FY2027 Proposal	Potential Relevance to Clallam County
Overall HUD funding	\$84.2B → \$73.5B, a 13% reduction	Reduced federal resources available across HUD programs
Rental & public housing	Overall funding down about 0.4%; tenant-based rental assistance and public housing increase, while project-based assistance declines	Mixed effects depending on the housing program and funding source
Housing assistance eligibility	Proposed 20-hour weekly work requirement for certain non-exempt adults and 60-month limit on assistance	Could change eligibility and duration of assistance for some households
New housing vouchers	Generally prohibits new vouchers/new families in FY2027, with specified exceptions	Could constrain the number of additional households receiving voucher assistance
Homelessness assistance	\$922M reduction (19%); CoC and several other programs consolidated into expanded ESG block grants	Could significantly change how local homelessness programs are funded
Permanent Supportive Housing	No new PSH construction under the proposed restructuring	Relevant to long-term housing options for people with high service needs
Native American housing	Formula grants reduced 22%; competitive grants eliminated	Potential implications for tribal housing resources
Community development	Proposed elimination of CDBG, HOME and PRO Housing	Could reduce funding sources used to develop and preserve affordable housing
Self-sufficiency & fair housing	Several programs proposed for elimination	Could reduce supportive and fair-housing resources

Source: Bipartisan Policy Center summary of the President's FY2027 budget proposal.

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Homeless Response - HMIS Program Enrollments

Clallam County response is based on enrollments from the Homeless Management Information System (HMIS) Looker report. All agencies with a Data Share, reporting within HMIS for Clallam County.

Agency /Program July 1 2025 to June 30,2026	Count of Program ID
Healthy Families of Clallam County	691
HFCEmergency Housing	101
HFCESHP Vouchers	33
HFCRose House	5
HFCServices for Victims of DV/SA and Child Abuse	552
North Olympic Regional Veteran's Housing Network (NORVHN)	5
NORSarges Place	5
Olympic Community Action Program (Clallam)	20
OCCHPDF	20
Peninsula Behavioral Health	157
PBHPATH Street Outreach	92
PBHPATH Supportive Services	65
Serenity House of Clallam County	4994
SHCCBRA Other	35
SHCCHG HP	434
SHCCHG RRH	94
SHCClallam Families Rapid Rehousing	49
SHCEntry-Exit Shelter	2173
SHCEvergreen Family Village OPH	58
SHCFamily Shelter Services	69
SHCHARPS - HP	114
SHCHARPS - RRH	29
SHCHARPS - Services Only	1
SHCHEN HP	91
SHCHEN RRH	19
SHCHousing Resource Centers - Services Only	1587
SHCHUD Over 55 RRH	10
SHCMaloney Heights	56
SHCSerenity Court	28
SHCSOC	70
SHCSunbelt PSH	32
SHCYHDP RRH	20
SHCYHDP Street Outreach	25
(blank)	
(blank)	
Grand Total	5867

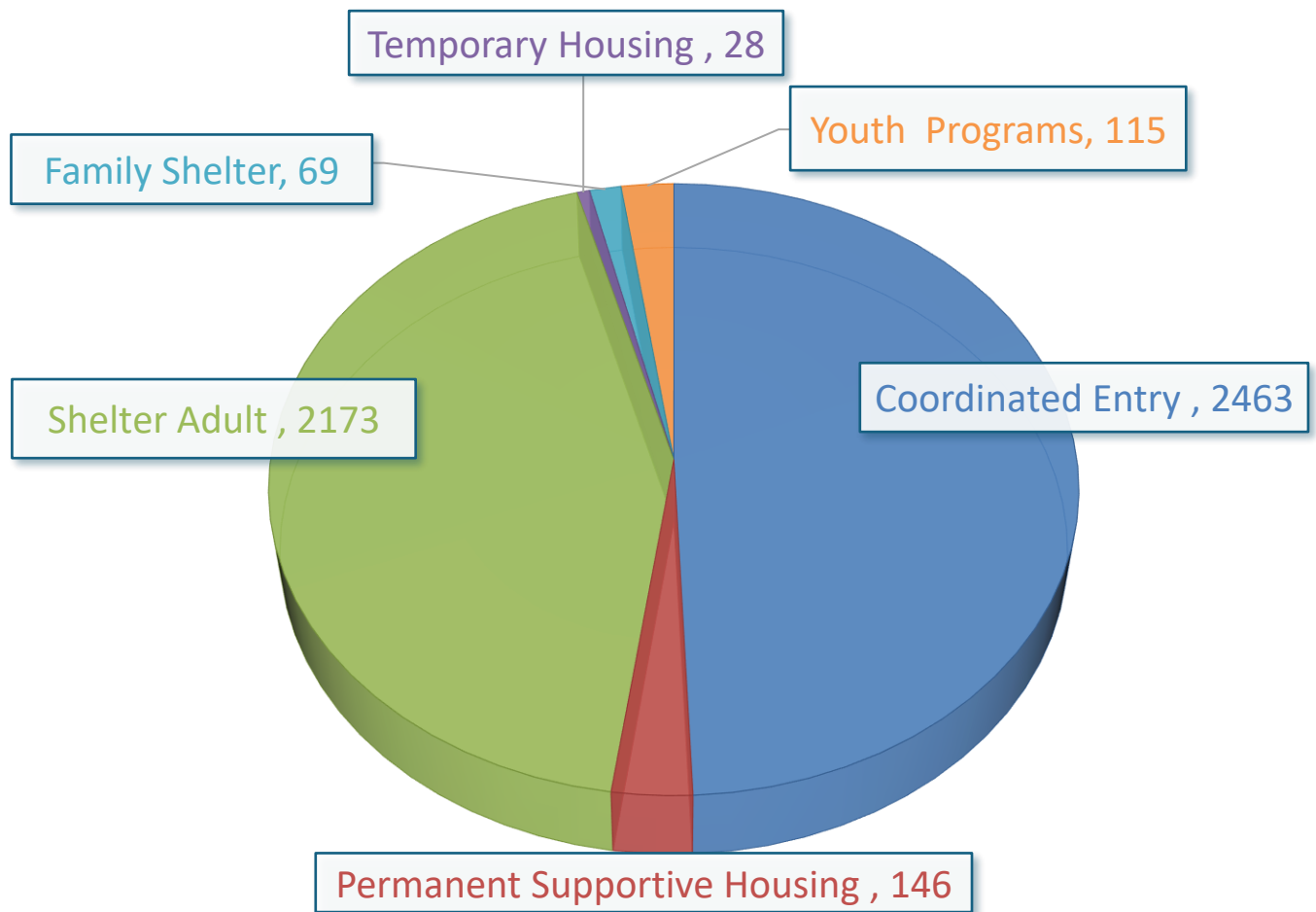
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Homeless Response - Coordinated Entry

Coordinated Entry Enrollments from HMIS

Source: Looker Report July 1, 2025, to June 30, 2026

2026 SERENITY HOUSE COUNT 4994



- Above is the Enrollments into Serenity House of Clallam County Homeless response Programs. 114 were eviction prevention, 2333 households are using multiple programs or have multiple enrollments including family and adult shelters.
- The Adult Shelter provided in 2026: 39,394 bed nights at an average cost of \$31.39 per bed night.
- The next page includes a summary of the Clallam County funds allocations and days in service by project. This is sent to Washington State department of Commerce in August and is included in this report for reference.

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Homeless Response

Olympic Peninsula Community Clinic (OPCC) is a medical, dental, and behavioral health clinic in Clallam County that primarily serves homeless patients. In addition to in-clinic activities, OPCC has an active street medicine program, and conducts weekly clinics at the Serenity House of Clallam County Shelter. OPCC also jointly operates a 6-bed homeless medical respite facility that is a part of the shelter.

Report data requirements are between July 1, 2025, and June 30, 2026.

Olympic Peninsula Community Clinic	Amount
Number of Encounters in Respite Facility	125
Number of Encounters in OPCC Site	1911
Number of misc. Encounters	2527
Number of Outreach Encounters	3941
Number of Shelter Clinic Encounters	601
Total Encounters	9105
Unique Individuals from other OPCC Program	1529
Unique Individuals who self report as homeless seen at clinic	216
Unique Individuals seen at Shelter	177
Unique Individuals at Homeless Respite Facility	19
Total Unique Individuals Served	1941

Service at Shelter July1, 2025, to June 30, 2026.

Agency Response	People Served
City of Port Angeles Emergency Medical Service	260
City of Port Angeles Police Department	438
Reflections Referrals	143
Peninsula Behavioral Health Referrals	80

Category	Estimated Calls
Suicide Attempt Threats	25-35
Mental Person ITA	8-15
Overdose	1-3
APS Adult Protective Services	2-4
Behavioral Welfare Checks	35-50
Total Mental Health Related	70-100

Data Source
Brian Smith Chief of Police City of Port Angeles
Scott Brandon, ED Olympic Peninsula Community Clinic
Referral log SHCC

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Homeless Response

Project Name	Housing Type	Total Project Beds (ignore for Prevention and non-housing Projects)	Completed/Confirmed by (enter name of staff to verify expenditure information)	TOTAL Expenditures	HMIS data - client days in project	Cost per client per day
AHCCatherine of Sienna (NP) NHI			Laura Dale	\$ 187,281		Unknown
CCDSCRC (LSA)	Site-based – single site	4	Jody Jacobsen	\$ 421,112		Unknown
FAPTerra Eden Shelter	Site-based – single site	11	April Fordyce-Blewett	\$ 345,688	3611	\$ 95.73
FAPVictims Of Crime Shelter	Site-based – single site	6	April Fordyce-Blewett	\$ -	421	\$ -
FAPVouchers	Tenant-based - scattered site	1	April Fordyce-Blewett	\$ 10,500		Unknown
FAPTerra Eden PH	Site-based – single site	12	April Fordyce-Blewett	\$ 75,031	5160	\$ 14.54
HFCEmergency Housing	Site-based – single site	22	Malinda Angevine	\$ 34,334	4675	\$ 7.34
HFCESHP Vouchers	Tenant-based - scattered site	5	Malinda Angevine	\$ 55,447	85	\$ 652.31
HFCHomelessness Prevention			Malinda Angevine	\$ 5,945		Unknown
HFCSafely Home HP			Malinda Angevine	\$ 65,112		Unknown
HFCServices for Victims of DV/SA and Child Abuse			Malinda Angevine	\$ 91,218	189888	\$ 0.48
HFCRose House	Site-based – single site	7	Malinda Angevine	\$ 16,332	924	\$ 17.68
LEFLower Elwha Family Advocacy (LSA)	Site-based – single site	1	Beatriz Arakawa	\$ -		Unknown
LEFLower Elwha Family Advocacy RRH (NP)	Tenant-based - scattered site	12	Beatriz Arakawa	\$ -		Unknown
MHDHomelessness Prevention (IN DEVELOPMENT)			Wendy Lawrence	\$ 34,350		Unknown
MHDSail River Longhouse (NP)	Site-based – single site	40	Wendy Lawrence	\$ 30,000		Unknown
NORSarges Place	Site-based – clustered / multiple sites	6	Aleilah Lawson	\$ 111,736	836	\$ 133.66
OCCCDF ACI			Chris Hannon	\$ 6,087	218	\$ 27.92
OCCYouth and Young Adult CE			Chris Hannon	\$ -		Unknown
OCCHome Fund assistance (NP)			Chris Hannon	\$ -		Unknown
KOCSSVF HP			Melissa Nyberg	\$ 75,506	2750	\$ 27.46
KOCSSVF RRH	Tenant-based - scattered site	15	Melissa Nyberg	\$ 108,655	3084	\$ 35.23
PBHPATH Supportive Services			Dawn Brown	\$ 124,209	827	\$ 150.19
PBHPATH Street Outreach			Dawn Brown	\$ 172,787	3399	\$ 50.83
PHATBRA HP (Clallam)			Debbi Tesch	\$ 47,583	2428	\$ 19.60
PHATBRA RRH (Clallam)	Tenant-based - scattered site	14	Debbi Tesch	\$ 75,715	3956	\$ 19.14
RCSCHG ES Hotel/Motel	Tenant-based - scattered site	3	Stephanie Akin	\$ 5,587	303	\$ 18.44
RCSOther			Stephanie Akin	\$ 12,413	84	\$ 147.78
SHCHousing Resource Centers - Services Only			Cora Alyea	\$ 577,956	154353	\$ 3.74
SHCFamily Shelter Services	Site-based – single site	16	Cora Alyea	\$ 15,779	2157	\$ 7.32
SHCCHG HP			Cora Alyea	\$ 586,940	35478	\$ 16.54
SHCHARPS - HP			Cora Alyea	\$ 85,963	9968	\$ 8.62
SHCHEN HP			Cora Alyea	\$ 580,567	15779	\$ 36.79
SHCBurke Place Apartments (NHI)			Laura Dale	\$ 68,936		Unknown
SHCCBRA Other			Cora Alyea	\$ 124,480	3266	\$ 38.11
SHCSOC			Cora Alyea	\$ 93,395	9384	\$ 9.95
SHCEvergreen Family Village OPH	Site-based – clustered / multiple sites	60	Cora Alyea	\$ 237,930	15721	\$ 15.13
SHCMaloney Heights	Site-based – single site	28	Cora Alyea	\$ 273,906	8718	\$ 31.42
SHCSunbelt PSH	Site-based – clustered / multiple sites	17	Cora Alyea	\$ 246,837	6496	\$ 38.00
SHCCHG RRH	Tenant-based - scattered site	2	Cora Alyea	\$ 36,921	9598	\$ 3.85
SHCClallam Families Rapid Rehousing	Tenant-based - scattered site	10	Cora Alyea	\$ 58,465	8400	\$ 6.96
SHCHARPS - RRH	Tenant-based - scattered site	3	Cora Alyea	\$ 28,744	3979	\$ 7.22
SHCHEN RRH	Tenant-based - scattered site	20	Cora Alyea	\$ 145,142	3871	\$ 37.49
SHCHUD Over 55 RRH	Tenant-based - scattered site	5	Cora Alyea	\$ 48,192	1431	\$ 33.68
SHCYHDP RRH	Tenant-based - scattered site	9	Cora Alyea	\$ 86,733	2948	\$ 29.42
SHCHARPS - Services Only			Cora Alyea	\$ 731	160	\$ 4.57
SHCYHDP Street Outreach			Cora Alyea	\$ 24,504	4469	\$ 5.48
SHCSerenity Court	Site-based – single site	15	Cora Alyea	\$ 18,558	4825	\$ 3.85
SHCEntry-Exit Shelter	Site-based – single site	142	Cora Alyea	\$ 1,236,749	39,394	\$ 31.39
Total County Expenditure				\$ 6,690,054		

10/7/2026

Serenity House of
Clallam County

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Housing Response

Clallam County Housing Solutions Committee: 5-Year Capital Plan 2026

Project	# of Units	Type	Population Served	Description of Project	Agency	Date Added Anticipated Start Date	Projected Completion Date	Type of Housing	Project Cost
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	\$9.3M
Sunbelt Apartment Sequim	36	Multifamily Rental	Under 30% of AMI	New Construction MFH	Serenity House	Working on Funding		New	\$15.1M
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	\$30M
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	\$24M
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	\$20.1M
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, Port 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	

Housing Response

Peninsula Behavioral Health

North View is nearing completion, and Peninsula Behavioral Health anticipates the first residents moving into units beginning September 2026. Our community celebrated with a ribbon cutting on July 27th with over 100 attendees. **As of the time of this writing, PBH has received 137 applications from individuals and families seeking the 36 new units.** Screening is underway, and future residents are selecting their units and preparing for move in day. PBH anticipates filling the units over 6-8 weeks to ensure residents have adequate support and a smooth transition from being in unstable housing or unsheltered to succeeding in long term housing. Units were built with durability and longevity in mind to ensure North View remains a beacon of hope for decades to come.



Peninsula Behavioral Health Statement and Photo provided by Wendy Sisk CEO

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Housing Response

Peninsula Housing Authority – Active Projects



Eklund at Gales – 24-unit multi-family new construction

The Peninsula Housing Authority (PHA) is preparing to break ground on **Eklund at Gales**. We anticipate construction wrapping up by late fall 2027, with full occupancy expected by December 31, 2027. Securing full funding for this small-scale apartment community was a two-plus-year effort. The Washington State Department of Commerce Housing Trust Fund is the primary funder, followed by Clallam County 1590/1406 funds, permanent debt, and several smaller sources. Eklund at Gales will serve seniors, Veterans, and disabled households earning below 60% of Clallam County's Area Median Income (AMI).

Additionally, the PHA is in the early pre-development stages for **Francis Ridge**, a proposed 60-unit low-income senior housing community at our Mt. Angeles View campus. Designed for individuals aged 62 and older, Francis Ridge will include dedicated set-asides for Veterans and individuals experiencing homelessness, serving residents at or below 60% AMI. We are currently applying for funding, expect it will take at least two funding cycles to fully secure, and estimate breaking ground in fall 2028.

In regional homeownership efforts, our **Mutual Self-Help Housing** program is underway and will support the construction of 7 new single-family homes in east Port Angeles over the next 12 months.

Finally, in FY2026, the PHA distributed approximately \$6.3 million in federal Housing Assistance Payments, supporting more than 800 households across our two-county jurisdiction.

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Housing Response

Habitat For Humanity – Clallam County



Building Forward in a Challenging Year

Habitat for Humanity of Clallam County continues to advance affordable housing across the region in 2026. This year has brought meaningful progress, significant challenges, and an urgent need for community support. Even with reduced funding opportunities, our team remains committed to building safe, stable homes for families, seniors, and veterans throughout Clallam County.

Ketchum Veteran Cottages: Completed and Ready for Move-In

Our Ketchum Veteran Cottages in Port Angeles are now complete, and homeowners will begin moving in soon. This four-unit development represents years of planning, partnership, and perseverance. We are deeply grateful to James Hardie Company for donating all siding for the project as well as INTERFOR donating all the lumber for the last 12 homes, including this 4-plex, and the tremendous support of Sequim VFW Post 4760 for this build. Their generosity, combined with the hands-on support of multiple build days with community organizations like First Federal, Port Angeles Coast Guard, and Astound, helped us navigate new multi-family code requirements in Port Angeles and deliver high-quality homes for local veterans.

Single Family Home on Hazel Street: Foundation in

Across the street from the cottages, our single-family home at 1127 Hazel Street continues to move forward. The three bedroom, one-and-a-half-bath home is expected to be completed early next year. Once finished, it will provide a safe and stable foundation for a local family and strengthen our presence in the Hazel Street neighborhood.

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Housing Response

Partner Update: Habitat For Humanity – Clallam County

Funding Challenges in 2026

This year has been one of the most difficult fundraising periods in the last decade. Individual donations dropped sharply in 2025, including a nearly three week stretch with no donations at all. Clallam County United Way has significantly reduced its giving, and government dollars require prevailing wages and formal bidding processes, which limits how far those funds can stretch.

CHIP funding has also created challenges. Our Sequim Avenue project qualifies because homeowners will purchase the homes while Habitat retains the land through a binding site plan. Lyons Landing does not qualify because homeowners will purchase both the home and the land. This difference has created a funding gap that has slowed progress at Lyons Landing.

Unrestricted donations are more important than ever. They allow us to move quickly, respond to unexpected challenges, and keep construction on schedule.

Two Major Developments Needing Support

Sequim Avenue: 45 Multi-Family Homes

Sequim Avenue is moving forward, and we expect to begin groundwork this September. A contractor is secured, and we are preparing for the first phase of development. Funding remains a critical need as we move into infrastructure work.

Key updates

- ACUP permit received after one year and seven months of processing.
- Habitat was required to pay the eight-thousand-dollar permit fee twice due to timeline expiration.
- Current secured funding
 - Eight hundred thousand dollars in Federal Community Project Funding through Rep. Derek Kilmer.
 - Two million dollars in Washington State Commerce CHIP funding in partnership with the City of Sequim
- Estimated infrastructure and development cost: three million dollars or more.

You can explore more about this project through Sequim Avenue.

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Housing Response

Habitat For Humanity – Clallam County

Lyons Landing: 45 Single Family Homes

Lyons Landing has faced unexpected challenges. As we advanced into predevelopment, we discovered significant issues with the inherited site plan. These included incorrect lot layouts and infrastructure that had not been noted on the original plan. We paused development to work with surveyors, engineers, and planners to correct these issues. Once revisions are complete, the project will be put out to bid.

Funding status

- Eight hundred thousand dollars in Clallam County Opportunity Funds
- Five hundred thousand dollars in Clallam County ARPA Funds
- Estimated infrastructure and development cost: three million dollars or more

We will not draw Opportunity Funds until all predevelopment work is complete. This ensures responsible stewardship of public dollars and protects the long-term success of the project.

Why Community Support Matters Now

Affordable housing development requires consistent funding, and this year has shown how fragile that pipeline can be. Without reliable support, projects stall, timelines extend, and families wait longer for homes. Every donation, partnership, and volunteer hour directly affects how quickly we can move families into safe and stable housing.

Continuing Repairs and Aging in Place Services

Alongside new construction, Habitat Clallam continues to provide critical repairs and aging in place modifications for seniors and homeowners with limited or fixed incomes. These services help residents remain safely in their homes and support long term stability throughout the county. Funding has been tough for Critical Home Repairs this year, so we are hoping we can increase that and get more homeowners the help they need to stay in their homes.



Before and after: Critical Home Repair project in Port Angeles completed with support from Integrity Roofing, enabling the homeowner to maintain property-insurance coverage.

Moving Forward Together

Habitat for Humanity of Clallam County is building forward in a year filled with both progress and challenge. We have homes ready for veterans, a single-family home nearing completion, and two major developments that will shape the future of affordable housing in our region. To keep these projects moving, we need the support of donors, partners, and community members who believe in the power of housing to transform lives.

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Clallam County – Homelessness Task Force

Homelessness Task Force 2026

The Clallam County Homelessness Task Force completed its 2026–2030 Five-Year Plan and submitted it to the Washington State Department of Commerce and the Clallam County Board of Commissioners in accordance with applicable requirements. Homelessness Task Force Current Representatives, as of September 2026, are listed below:

Vacant	Advocate for Veterans' Issues
Iliana Jones	Advocate for Youth Issues
Joyce M Stuart	At-Large
Caleb Andreson	Business Community
Sarah McBride	Domestic Violence/ Sexual Assault Provider
Vacant	DSHS
Michael Shonsey	Faith Community
Vacant	Healthcare Providers
Jamie Porter	Homeless or Formerly Homeless
John DeBoer	Homeless or Formerly Homeless
Vacant	Law & Justice System
Sandra Allen	Mental Health/Chemical Dependency provider
Viola Ware	Olympic Community Action Programs
Debbi Tesch	Peninsula Housing Authority
Mark Hodgson	Representative of City Government-Port Angeles
Dan Butler	Representative of City Government-Sequim
Joe Soha	Representative of City Government-Forks
Jenny Oppelt	Representative from HHS**
Sharon Maggard	Serenity House
Helen Kenoyer	West End Service Providers
Vacant	Tribal Government Representative-Lower Elwha Klallam Tribe
Vacant	Tribal Government Representative-Quileute Tribe
Vacant	Tribal Government Representative-Makah Tribe
Loni Greninger	Tribal Government Representative-Jamestown S'Klallam Tribe
Christy Smith	United Way
Johnny Ankrom	WorkSource

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The following pages summarize the priorities established in the 2026–2030 Clallam County Five-Year Homeless Housing Plan.

Homelessness Plan Task Tracker

Objective	Key Strategy	Action Step	Due Date	Completion Status
Promote equitable, accountable, & transparent crisis response system	Re-engineer & strengthen “one-stop” resource opportunities	Support Regional Challenge Grant operational funding	Ongoing - As of 8/31/26 Updating of CCHHS website underway.	Meeting schedules available on website and updated as needed. Compiling list of service providers and their contact information categorized according to service provided. Annual assessment of Shelter/Homelessness System is currently the main focus of report being compiled. Target completion for report is fall of 2026.
		Updated HHS – HTF webpage is updated with meeting schedules, service providers and employment providers information		
		Engage wider range of partners		
		Assess the challenges and performance of our shelter system and recommend specific actions to improve outcomes.		
	Plan, develop, and site safe parking facilities and related services for those living in vehicles and r.v.’s	Support safe parking program at Sequim Trinity United Methodist Church	Fall/Winter 2026 -	
		Expand Safe Parking program	Ongoing	
	Pursue development of tiny shelter villages with services to support clients’ path forward to work and housing	HTF reviews best practices from other communities providing these services	Planning Team Convene Spring 2026	Initial review complete.
		Develop plan for local government to support strategies for tiny shelters	Fall/Winter 2026	In process. Currently working on a Guidance Worksheet for the CCHHS website for interested parties wanting to implement tiny shelters.
	Explore establishing a second emergency stay shelter that focuses on both respite care and supporting individuals seeking or in recovery	Convene planning team that includes BH, medical, support services, and recovery providers	Discussion begins Early 2027	
		Establish a secondary emergency shelter plan	Planning Team Convene Spring 2027	
		Set up the shelter	Set up timeline if funding becomes available	
		House individuals and manage the shelter	Set up timeline if funding becomes available	
	Increase communication with community around homelessness and its causes. Promote and organize an “end homelessness” and promote affordable housing call to action by Homelessness Task Force, local businesses, agencies, tribes, faith organizations and others.	Convene community leaders forum with community leaders from key organizations (public, private, tribal, and nonprofit organizations)	Begin planning Spring 2026, Convene forum 2026, fall and spring each year	Kickoff meeting scheduled for April 27th. Report is underway with completion planned for fall of 2026.
		Coordinate with Housing Solutions Committee and other partners	Begin planning Spring 2026	HSC working with HTF to complete report on state of homelessness response system.

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Clallam County Homelessness Plan Task Tracker

Objective	Key Strategy	Action Step	Due Date	Completion Status
Continued: Promote equitable, accountable, & transparent crisis response system		Establish organizing committee to host forum in winter 2026 Communicate the cost and undersupply of rental housing options; describe homeless population demographics (elderly, etc) Develop and distribute bi-annual updates summarizing challenges and solutions	Set up timeline if funding becomes available	Coordination with HSC will be ongoing.
Objective	Key Strategy	Action Step	Due Date	Completion Status
Strengthen the homeless service provider workforce	Survey staff across organizations to identify needs and challenges and create a follow-up action plan. Survey individuals utilizing services to identify gaps in services provided.	Craft and send out surveys to all line staff at appropriate organizations serving homeless or near homeless Utilize surveys created by other jurisdictions to model the anonymous online surveys Request all appropriate agencies participate	Send out Fall 2027	
	HTF and local government partners review survey results and develop recommendations and explore funding options and limitations.	Develop pay scale equity in agencies providing homeless response annually in January before new grant cycle Develop funds for incentives such as retention bonuses, loan repayments, housing cost supports, gym memberships, enhanced paid leave, etc Explore options for nonprofit agencies to provide better staff health care benefits, such as an insurance pool within county Develop certifications and training to advance both skills and wages Promote ways for line staff to feel more influential and connected to operational policies, procedures, and practices. Empower staff by amplifying their voices, stories and influence Provide mental health supports for staff	Ongoing	
Objective	Key Strategy	Action Step	Due Date	Completion Status
Prevent episodes of homelessness	Recruit and support employers “friendly” to hiring homeless individuals - support overcoming background issues and training needs Develop “day work” and other temporary options/providers to meet workforce and short-term employment needs	Engage targeted employers via Chambers of Commerce and Economic Development Council Explore potential re-training options with local college Explore partnership with local labor market providers	Begin planning summer 2026 Ongoing	
	Fund rent stabilization and eviction prevention resources for vulnerable renters. Connect to DSHS and other appropriate providers	Expand capacity for eviction prevention. Find funding and partnerships to forestall homelessness to those households at clear risk. Build on existing state funding rent support programs	Set up timeline if funding becomes available	

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Clallam County Homelessness Plan Task Tracker

Objective	Key Strategy	Action Step	Due Date	Completion Status
Continued: Prevent episodes of homelessness	Initiate employment partners job search and training across the county	Request local employment and training partners increase their presence at each community one-stop shop Request employment agency restart training programs in PA, Forks, and Sequim Engage other partners including Chambers of Commerce, tribal governments, employers and temporary employment organizations Work with training partners to link people currently and nearly homeless to training opportunities including CTE and re-training Fully gain commitment and engagement of Olympic Workforce Development Council and employment and training providers to closely work with people who are currently and nearly homeless	Begin planning Spring /Summer 2026	
	Design and market “Renting 101” classes, in-person and virtual, to help renters understand positive behaviors and advancement resources for their success	Select and administer an existing ready-to-rent program from Commerce and HUD; track success and improve process at HTF annually	Begin 2026 - ongoing	
Objective	Key Strategy	Action Step	Due Date	Completion Status
Prioritize assistance based on the greatest barriers to housing stability, and the greatest risk of harm	Strengthen client connections to behavioral and physical health services and provide coordinated case management to increase success	Continue to support funding for homeless outreach programs developed in the past 5 years Gather workgroup of appropriate agencies and providers Ramp up access to Foundational Community Supports through service providers Enable medical/behavioral service providers to accompany patients to housing-related appointments to provide support and ensure follow-through. Client once housed has the right to disengage unless the site is high-barrier Work collaboratively with hospitals to improve services and support for residents who are homeless	Begin planning October 2026	
	Improve and expand access to emerging processes and services for medical discharge and respite care from hospital, mental health, and substance treatment	Continue and enhance the funding for Respite Care at the shelter and shelter operational costs for the respite care beds Build upon the respite pilot program to expand multi-use long-term living and respite care for serving vulnerable people including but not limited to those that are exiting from the legal system, people with disabilities, seniors, veterans, youth, LGBTQ+, American Indian/Alaskan Native, or have mental health issues that prevent self-care	Ongoing	

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Clallam County Homelessness Plan Task Tracker

Objective	Key Strategy	Action Step	Due Date	Completion Status
Continued: Prioritize assistance based on the greatest barriers to housing stability, and the greatest risk of harm		Recognizing the limited options for unhoused individuals, particularly when respite is declined, provide alternative strategies such as daily check-ins and follow-up appointments Develop a structured approach, such as maintaining a checklist in patient folders that tracks applications submitted to various agencies and programs that would streamline communication and ensure all providers are aware of steps taken Update the coordination process with service providers and hospitals for respite care and follow-up. Safe discharge plan to include: Release of information in place to allow seamless coordination between providers. Transportation to the next step to ensure follow-through, along with necessary medications and supplies. Clear communication between providers so that the receiving agency understands the patient's basic history, health needs, and any transitional worker contact information. Since rapport is often built with the TW, this connection can provide reassurance and flexibility if the individual changes their mind or requires an alternative plan		
	Advocate to ensure County/City funding decisions are focused on attaining the greatest cost/benefit and return on investment for those in housing need	Focus and make the case for clearly explaining who is most at risk and potentially costly (for services and the community) if investments are not made. Review and communicate to partners HMIS and Looker reports and program costs Create and present learning overview about most productive return on investment given data and cost of not investing	Ongoing	
	Engage police, sheriff, and paramedic departments via training and regular check-in and planning meetings around homeless conditions and people	Strengthen roles and capacity of the recovery/outreach teams and designated crisis teams to work collaboratively with shelters, police and fire departments Convene learning and action work session to discuss needs, review models and decide course of action	Begin planning fall/winter 2027	
Objective	Key Strategy	Action Step	Due Date	Completion Status
Seek to house everyone in a stable setting that meets their needs	Develop/utilize county list and info hub of available rental housing/services - regularly updated, easily accessible and efficiently available online	Access available resources through other agencies. Pursue high school or college work study student project to develop and maintain list Establish design and workplan Reach out to a land management company that is able to provide the platform for this hub of available rental housing	Begin planning Fall 2027	Currently working on resource list with publication on CCHHS website planned for Winter 2026
	Develop and support more incentives for landlords to maintain housing options for vulnerable individuals	Invite local landlords to discussions around homelessness	Ongoing	

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Clallam County Homelessness Plan Task Tracker

Objective	Key Strategy	Action Step	Due Date	Completion Status
Continued: Seek to house everyone in a stable setting that meets their needs		Develop strategies to reduce landlord risk and exposure (bonding, insurance support, etc)		
		Coordinated Entry to initiate explicit outreach to landlords that educates and help them understand the needs and possible supports for individuals exiting homelessness		
	Develop stronger strategies to ensure housing and services for the most vulnerable populations including but not limited to: those that are exiting the legal system, people with disabilities, seniors, veterans, youth, LGBTQ+, and American Indian/Alaskan Native	Bring together key partners, including regional housing advocates, aging and senior service organizations, senior centers and other supportive agencies		
		Convene action sessions to determine initial strategies and designate lead partners to coordinate follow-up	ongoing	

2026: Key Findings

Housing affordability remains a central pressure. Asking rents substantially exceed HUD Fair Market Rents for common unit sizes.

Demand exceeds available affordable housing. Participating agencies report thousands of housing wait-list entries, while affordable and supportive housing inventories remain limited.

Homelessness remains elevated. The PIT count increased from 179 people in 2022 to 323 in 2026.

The response system is substantial. Local organizations provide shelter, prevention, rapid rehousing, supportive housing, healthcare and other services across the county.

New housing is coming online, but demand remains high. Projects such as North View and the projects identified in the five-year capital plan are expanding capacity.

2027 brings uncertainty. Proposed changes to federal housing and homelessness programs could affect local funding and program design; final outcomes remain dependent on federal action.